

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNNS
& MANNNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

LONG LANE, OLD BURSLEDON, SOUTHAMPTON, SO31 8BZ



CHARMING THREE-BEDROOM DETACHED BUNGALOW SITUATED IN THE SOUGHT AFTER AREA OF OLD BURSLEDON. THE DWELLING BOASTS A MODERN KITCHEN, PROFESSIONALLY DECORATED INTERIORS, DELIGHTFUL PRIVATE GARDENS, A TERRACE, AND DETACHED GARAGE. OFFERED WITH NO FORWARD CHAIN.

Guide Price £500,000 to £525,000 Freehold

This charming, detached bungalow is located in the much sought after historic location of Old Bursledon. Built in 1939 from stunning handmade 'Bursledon Red' bricks (from the nearby Bursledon Brickworks), it has only had two owners from new, and once you visit, you won't want to leave this peaceful haven either! The bungalow is move in ready, with immediate occupancy as there is no forward chain. There is also potential to extend (subject to planning approval) should you wish to, once you are established in your new home.

Built of brick elevations under a pitched tiled roof, this stylish and comfortable property benefits from gas central heating and double glazing throughout. Briefly, the accommodation comprises a hallway, living room, kitchen, three bedrooms, shower room and a boot room. Outside are large front and rear gardens and a detached garage.

Situated on a quiet but purposeful road, the Federation of Bursledon CofE Infant and Junior schools is within a few hundred meters. There is also extensive parkland which includes a football pitch, cricket pitch, tennis courts, an enclosed children's playground, outdoor exercise equipment and plenty of room left for dog walkers. To the back of this leisure area is the local church, St Leonard's which traces its history back to the twelfth century. This whole area boasts frequent visitors from various wildlife such as deer, foxes and many species of birds. The characterful Edwardian Bursledon Village Hall takes pride of place in the lane and accommodates regular activities and clubs throughout the week as well as hosting traditional fayres, plays and other social events. If you have any pets, the highly acclaimed Adelaide Veterinary Centre is approximately 100 meters away from the property.



The Local Area

Bursledon is a picturesque village situated on the River Hamble in Hampshire, renowned for its outstanding natural beauty, sailing facilities and marinas. Located within the borough of Eastleigh, nearby villages include Swanwick, Hamble-le Rice, Netley and Sarisbury Green.

Old Bursledon is one of the Hamble's best-kept secrets. The River Hamble is an internationally famed centre of yachting and motorboats and boasts several marinas that offer extensive facilities for both residential and visiting yachtsmen. The Elephant Boatyard located in Old Bursledon dates back centuries and is where some of Henry VIII's fleet was built. Submerged remnants of the fleet can still be found in the River Hamble. Bursledon's waterside location and woodland surroundings made it a natural location for building wooden ships. However, by the 1870s, the shipbuilding trade had disappeared from Bursledon and the main industry was arable agriculture, particularly the growing of strawberries destined for the London markets. The village, particularly the Jolly Sailor pub and the Elephant Boatyard, were used as the primary filming venue for the popular 1980s BBC TV soap opera *Howards' Way*.

Locally, there are numerous pubs and restaurants to try out, but if you would like to stretch your legs a little more, you can take a stroll to the waterside villages that line the Hamble's route to the sea. Visit them by water taxi or head upriver in a tender to Botley for some truly spectacular scenery. The area has excellent commuter transport links via the train station, the A27 and the M27 motorway that links the neighbouring cities of Southampton, Portsmouth, and Winchester. Nearby Southampton Airport Parkway train station it is an approximately a 1 hour 20 minutes ride to London Waterloo.

Additionally, The New Forest National Park is just 10 miles away and is known for its rich wildlife and historical significance. The University of Southampton's main campus is less than five miles away.





Accommodation

The property welcomes you into the hallway offering doors to principal rooms. The living room is an inviting and light filled space, with a window to the side aspect and French doors to the rear opening out to the terrace. A working feature fireplace creates a stunning focal point and enhances the cosy ambience on those chilly evenings. Stepping through the French doors onto the large terrace, from this elevated position you are treated to breath-taking views which frame the local village of Lowford, and on the near horizon, is the Grade II listed Bursledon Windmill. This pretty south-east facing terrace presents a beautiful sun trap overlooking the extensive garden and is ideal for al fresco dining, entertaining or just relaxing.



The kitchen was refitted in February 26 and will undoubtedly prove popular with culinary enthusiasts and comprises a range of matching wall and floor mounted units with a worksurface over. Integrated appliances include an eye-level oven and fridge/freezer, along with a fitted induction hob with integrated extractor above. Fridge freezer & fridge along with the oven have full warranties. A front aspect window boasts delightful views over the property frontage. A cupboard houses a Glow-Worm boiler installed in 2024. A door opens into the boot room; this is fabulous space to de-boot and hang your coats when returning from your outdoor adventures. Double doors front and rear allow access from the front garden into the rear garden without the need to enter the main living accommodation. Fitted new carpets throughout.





Bedroom one is a well-proportioned double room with a rear elevation window presenting picturesque views of the surrounding area.

Bedroom two, another generously proportioned double, offers a window to the front aspect offering beautiful views over the front garden.



Bedroom three presents a window to the rear elevation. This is a wonderfully versatile space that could not only be used as a guest room, but a further reception room, office or snug depending upon your requirements.

The shower room comprises a large walk in shower, vanity wash hand basin and a WC. There is a front aspect obscured window and a loft hatch into the attic space.



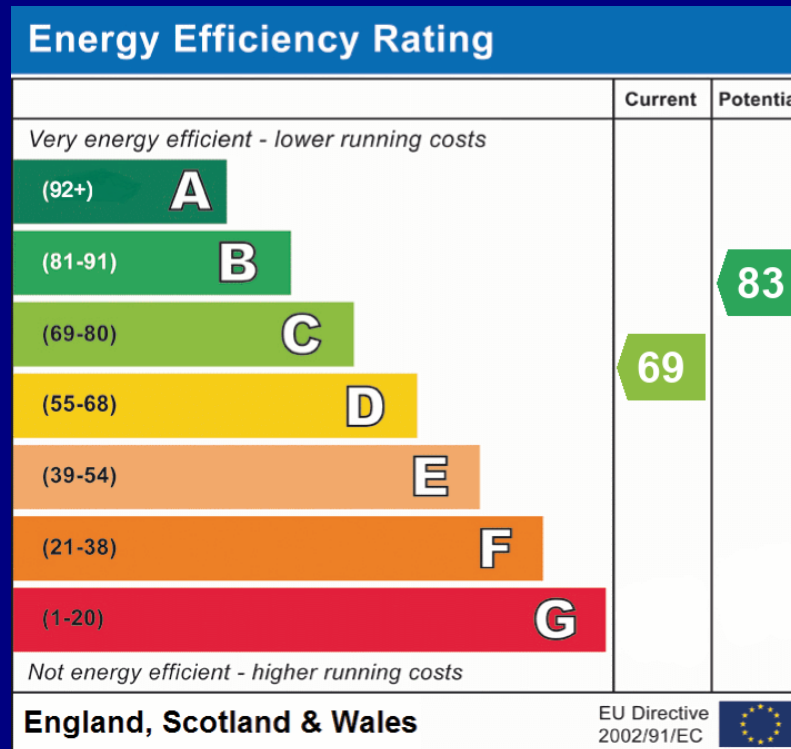


Outside

The property is accessed via steps down to a pathway leading to the boot room and entrance doors. The detached garage is accessed from Long Lane and retains an up and over door to the front aspect, with a pedestrian door to the side. The attractive front garden is largely laid to lawn with beautiful decorative planted borders containing an array of established plants, shrubs and trees. A haven for relaxation, this oasis like garden offers both sunny and shady areas for seating.

The large tiered rear garden is accessed from the boot room and is fully enclosed by timber fencing and predominantly laid to lawn; the lower terraces lending themselves perfectly for reverting back to the original purpose of growing your own fruit and vegetables. Steps from the dwelling lead down to a timber workshop with fitted work bench and plenty of storage. There is a covered area beneath the terrace and a small doorway into a cellar which houses an outside tap and power supply.





COUNCIL TAX BAND: D Eastleigh Borough Council. Charges for 2026/27 £2309.52.

UTILITIES: Mains gas, electricity, water and drainage.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055

Web: www.mannsandmanns.co.uk

1 & 2 Brooklyn Cottages
Portsmouth Road
Southampton
SO31 8EP



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNs AND MANNs.

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.