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## ROSIER CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8LU



**IMMACULATLY PRESENTED AND MODERN THREE BEDROOM SEMI-DETACHED HOME IN A POPULAR RESIDENTIAL LOCATION. THIS BEAUTIFUL DWELLING BOASTS CONTEMPORARY INTERIORS, A LANDSCAPED GARDEN, DRIVEWAY AND GARAGE. EARLY VIEWING HIGHLY RECOMMENDED.**

**£400,000 Freehold**

## The Property

This beautifully presented and modern three-bedroom semi-detached property is situated in the popular residential development of Monarchs Keep, Bursledon. Built in 2020, the dwelling retains the residue of its ten-year NHBC warranty and is built of brick elevations to the exterior, with hanging tiles to the first-floor front elevation, under a pitched tiled roof. The property benefits from gas fired heating and double glazing. The dwelling also benefits from solar panels and a storage battery, improving energy efficiency. Additionally, this home boasts a Harvey's water softener and a mineral water filter system.

This stylish and comfortable home offers, in our opinion, the perfect blend of comfort and convenience designed to complement modern living. With its convenient position, in close proximity to local amenities, green spaces, a reservoir and King George's Recreation Ground, the location is ideal for those who enjoy the great outdoors. The area also offers excellent transport links with nearby bus and train links into the cities of Southampton and Portsmouth, and easy access to the M27 junction 8.

Briefly, the ground floor accommodation comprises a hallway, living room, kitchen/dining room and a cloakroom. On the first floor are three bedrooms, with an en-suite to the principal room, and a bathroom. Externally, there is a driveway, garage and landscaped gardens.

Don't miss out on the opportunity to experience firsthand all this delightful property has to offer, call us today to arrange a viewing.



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## The Local Area

Bursledon is a picturesque village situated on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Located within the borough of Eastleigh and close to the city of Southampton, Bursledon has a railway station, marina, dockyards and the Bursledon Windmill. 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 village has close ties to the sea. 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 be found in the River Hamble. The village, particularly the Jolly Sailor pub and the Elephant Boatyard, were used as the primary filming venue for the 1980s BBC TV soap opera *Howards' Way*.

Bursledon's waterside location and woodland surroundings made it a natural location for building wooden ships. Numerous vessels were built for the Royal Navy at private shipyards at Bursledon. By the 1870s, the shipbuilding trade had disappeared from Bursledon and the main industry was arable agriculture, particularly the growing of strawberries.

Locally, there are several pubs and restaurants to try, but if you'd 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 local church, St Leonard's in Old Bursledon traces its history back to the twelfth century. Local schools include Bursledon Infant and Junior Schools, The Hamble Secondary School and West Hill Park Independent day and boarding school for boys and girls aged 3 to 13 years.

The area has excellent transport links via a train station, 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.





### Ground Floor Accommodation

Upon entering the property, you are welcomed into the hallway offering space to de boot and hang your outdoor wear. There are doors to principal rooms and stairs rising to the first floor. A cupboard provides useful storage.

The living room is an inviting and light filled space presenting the perfect place to relax at the end of a busy day. A bay window to the side elevation allows plentiful natural light into the room. An understairs cupboard offers handy storage.



The well-proportioned kitchen/dining room is a fabulous social space filled with natural light. There is a front aspect window and French doors to the side, opening directly onto the patio, providing a seamless transition from indoor to outdoor living. This contemporary and well-equipped kitchen will undoubtedly prove popular with culinary enthusiasts and comprises a comprehensive range of matching wall and floor mounted units with a worksurface over. Integrated appliances include an eye-level electric oven, four ring gas hob with an extractor above, fridge/freezer and a dishwasher. The ground floor benefits from the added convenience of a cloakroom comprising a wash hand basin and WC.



### First Floor Accommodation

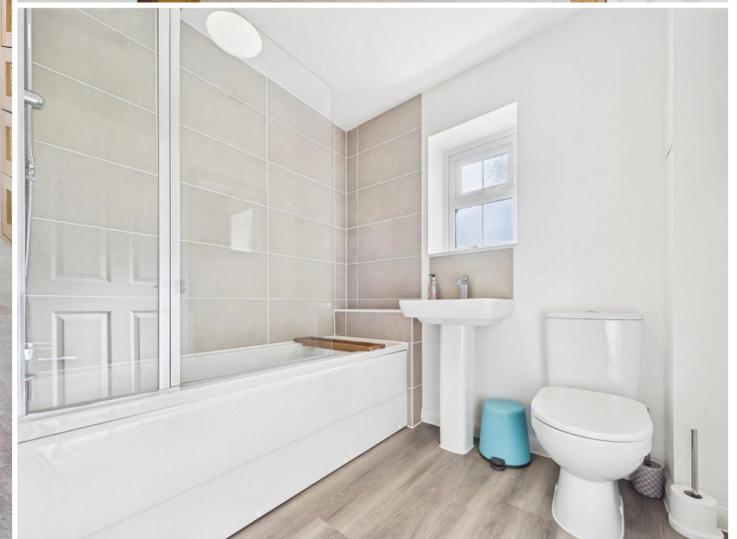
Ascending to the first floor, the landing presents doors to principal rooms and a linen cupboard offering useful storage. Bedroom one, a sanctuary for relaxation, is bathed in natural light and offers windows to the front and side aspects. The current owner has cleverly utilised the space beside the en-suite as a dressing area. The en-suite comprises a large shower cubicle, wash hand basin and a WC.



Bedroom two, a good-sized double, boasts windows to the front and side aspects.

Bedroom three offers a side elevation window and is a lovely versatile room that is currently being used as a home office. This would make a delightful child's bedroom or snug, depending upon your requirements.

The modern bathroom is principally tiled with a front aspect obscured window and comprises a panel enclosed bath with a shower over, wash hand basin and a WC.





## Outside

The front garden area is laid to lawn with decorative planted borders presenting a number of established shrubs and trees. A footpath leads to the entrance door under a canopied porch.

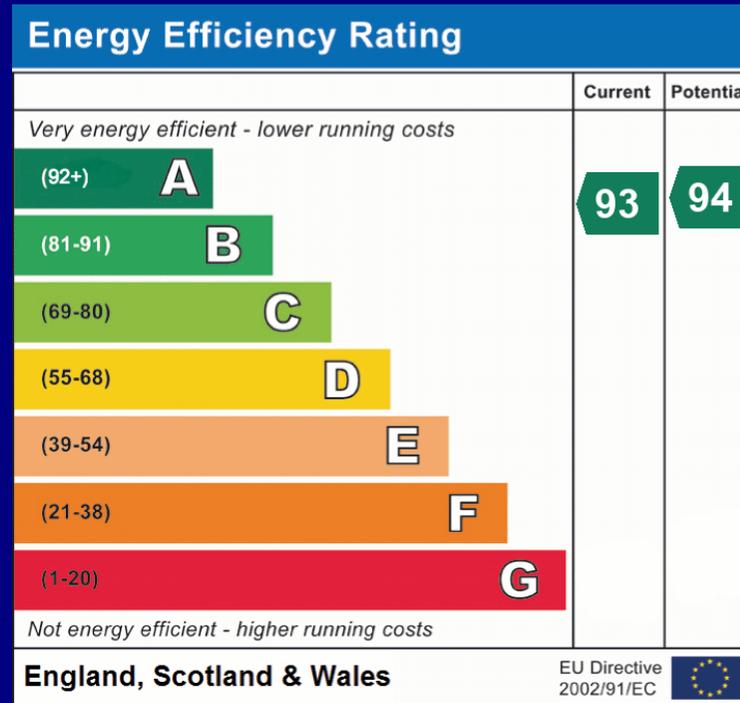
The driveway offers that all important off-road parking and leads to the garage. The garage retains an up and over door to the front aspect and benefits from power and lighting. There is a partially boarded storage area within the eaves.

The landscaped garden is fully enclosed with a pedestrian gate leading to the driveway. The garden is laid to lawn with decorative planted borders containing an array of plants and shrubs providing a splash of colour during the spring and summer months. A beautiful Indian sandstone patio provides an idyllic spot for outdoor entertaining and al fresco dining.



Outlook





**COUNCIL TAX BAND: C** Eastleigh Borough Council. Charges for 2026/27 £2052.91.

**UTILITIES:** Mains gas, electricity, water and drainage.

**SOLAR PANELS:** Owned solar panels and storage battery.

**ESTATE MANAGEMENT CHARGE:** Circa £400 per annum for maintenance of communal areas of the estate.

Payable to EMRC.

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

Tel: 02380 404055    Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)

1 & 2 Brooklyn Cottages  
Portsmouth Road  
Southampton  
SO31 8EP



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