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HUNGERFORD, OLD BURSLEDON, SOUTHAMPTON, SO31 8DE



DECEPTIVELY SPACIOUS, SPLIT LEVEL, THREE BEDROOM DETACHED BUNGALOW NESTLED ON A SIZEABLE PLOT IN THE HIGHLY SOUGHT AFTER AND LEAFY LOCATION OF OLD BURSLEDON. WITH PICTURESQUE WOODLAND AND NEARBY RIVERSIDE WALKS APLENTY, EARLY VIEWING IS RECOMMENDED TO APPRECIATE BOTH THE ACCOMMODATION AND SETTING ON OFFER.

£895,000 Freehold

The Property

Manns and Manns are thrilled to market this beautiful and spacious three bedroom, split level, detached bungalow situated in the sought after location of Old Bursledon. Deceptively spacious, this lovely home offers versatile living accommodation in a tranquil setting. Hungerford is a quiet no through road with various pathways offering scenic woodland walks, ideal for those with a love of the great outdoors. The well-regarded Fox & Hounds public house, which has itself undergone a recent refurbishment, is a few moments stroll from the property.

The dwelling has undergone various programmes of extension over the years (with the potential for further development, subject to the relevant planning permissions) and now offers two sizeable reception rooms, a modern kitchen, three double bedrooms, an office, conservatory, utility room, family bathroom and two cloakrooms. A double garage and large driveway provide off-road parking for multiple vehicles. Beautiful gardens front and rear present a serene setting for both relaxing and entertaining.

Don't miss out on the opportunity to experience firsthand all this wonderful property and it's location have to offer. Call us today to arrange a viewing.





Approximate total area⁽¹⁾

2334 ft²

216.7 m²

(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, 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.



Accommodation

The property welcomes you into the entrance hallway offering space to remove your outdoor wear. A cupboard provides useful storage.

The living room is a inviting and light filled space with windows to the front and side aspects. The large window to the front boasts beautiful views over the garden. A log burner provides a pretty focal point and enhances the cosy ambience, especially on those chilly evenings.



Double doors and steps from the living room lead into a fabulous family room, a wonderfully versatile space, ideal for entertaining visiting guests or relaxing with family. A feature fireplace, with tiled hearth, boasts rear aspect windows to each side framing the serene views of the rear garden.





Doors open into the conservatory, presenting the perfect space for relaxing whilst looking out to the garden beyond. The conservatory is filled with natural light, with a glazed roof and windows to two aspects, French doors open onto the patio. A courtesy door allows access into the double garage, which benefits from power, lighting and a electronically operated up and over door to the front elevation.

This lovely home boasts a delightful office, a fabulously versatile room that is currently being utilised as an art studio, but could be used for a number of purposes depending upon your requirements. Two Velux windows allow natural light into the room. A wall mounted, gas fired, Vaillant boiler fuels the central heating system.

The contemporary kitchen will undoubtedly prove popular with culinary enthusiasts and is accessed via stairs from the family room. The kitchen comprises a range of matching shaker style wall and floor mounted units with a worksurface over and an inset butler sink. There is space for a range style cooker with an extractor hood above, an integrated dishwasher and space for an American style fridge freezer. A roof lantern allows plenty of light to fill the space, whilst bifold doors to the rear aspect open onto the patio offering a seamless transition from indoor to outdoor living.

The utility room benefits from wall and base units with a worksurface and sink over. A pedestrian door opens into the rear garden and there is a door into a cloakroom comprising a wash hand basin and WC.



Bedroom one is a well-proportioned double room with a large window to the front elevation offering views over the front garden. Fitted furniture including wardrobes and drawers provide useful storage.

Bedroom two, another double room, offers a rear elevation window and fitted wardrobes.

Bedroom three, a further double, offers fitted furniture and a window into the office.

The four-piece bathroom suite comprises a shower cubicle, panel enclosed corner bath, wash hand basin and WC. The accommodation is completed by a second cloakroom with a wash hand basin and WC.

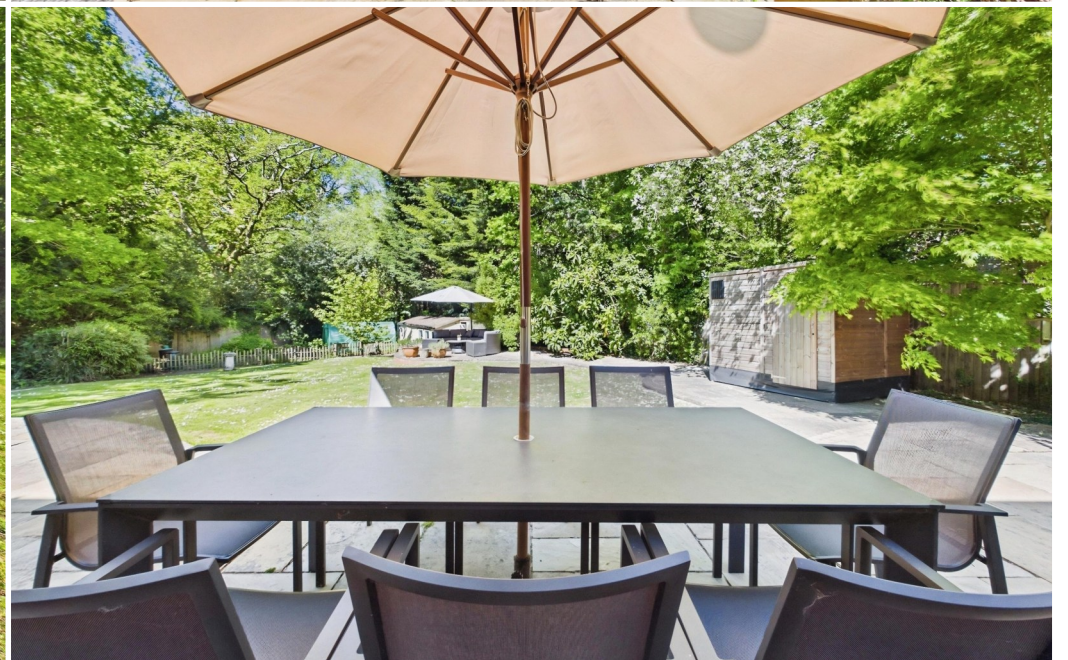


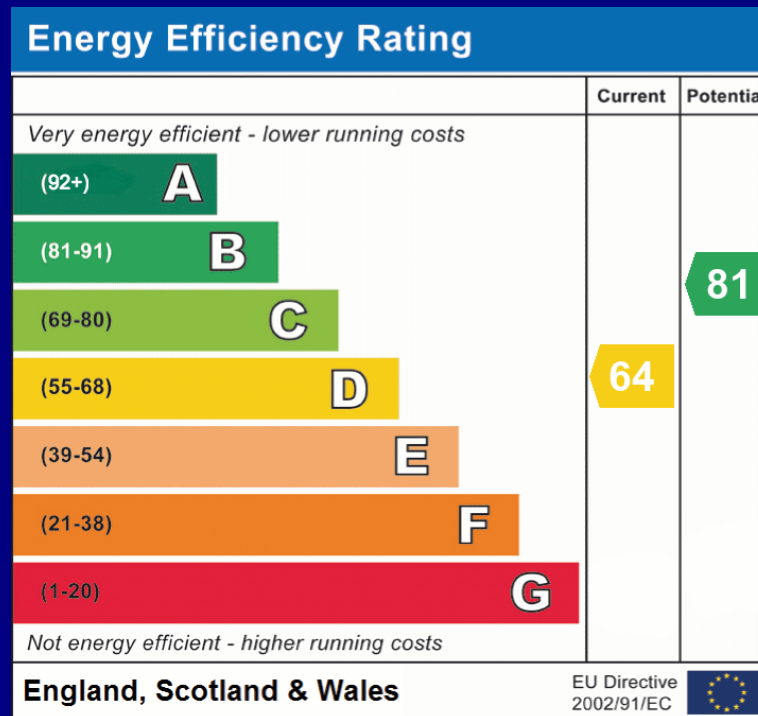


Outside

Double gates open to reveal a tarmac driveway providing off road parking for multiple vehicles and leading to the garage. A pedestrian gate provides access into the rear garden. The front garden is laid to lawn with borders containing a number of established shrubs. A gravel footpath leads to the entrance door.

The rear garden is enclosed by timber fencing and predominantly laid to lawn with an array of established trees and shrubs. A lovely flagstone patio, adjacent to the property, offers a idyllic spot for outdoor entertaining and outdoor dining. A further seating area provides a relaxing space on those sunny summer days. Those with green fingers will appreciate an area at the foot of the garden currently housing a number polytunnels offering the opportunity to cultivate your own produce. There is a timber shed presenting useful storage and an outbuilding which offers the potential to be used as a workshop or similar.





COUNCIL TAX BAND: G Eastleigh Borough Council. Charges for 2026/27 £3849.20.

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
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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.