

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNS
& MANNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

SALTERNS LANE, OLD BURSLEDON, SOUTHAMPTON, SO31 8DH



£1,395,000 FREEHOLD

EXCEPTIONAL FIVE BEDROOM DETACHED DWELLING, TUCKED AWAY IN A PICTURESQUE LEAFY SETTING WITH BEAUTIFULLY PRESENTED ACCOMMODATION OVER TWO FLOORS. VIEWING HIGHLY RECOMMENDED TO THE APPRECIATE THIS VERSATILE AND STYLISH HOME.

The Property

We are delighted to market this exceptional five bedroom detached property nestled in the highly sought after and leafy setting of Salterns Lane in the conservation area of Old Bursledon. This fabulous dwelling has been finished to a high specification throughout, with expansive light-filled interiors and versatile living accommodation that has been thoughtfully reimagined for modern luxury living. Whether you are searching for a family home or seeking a sizeable property to accommodate multi generational living, this spectacular dwelling truly delivers.

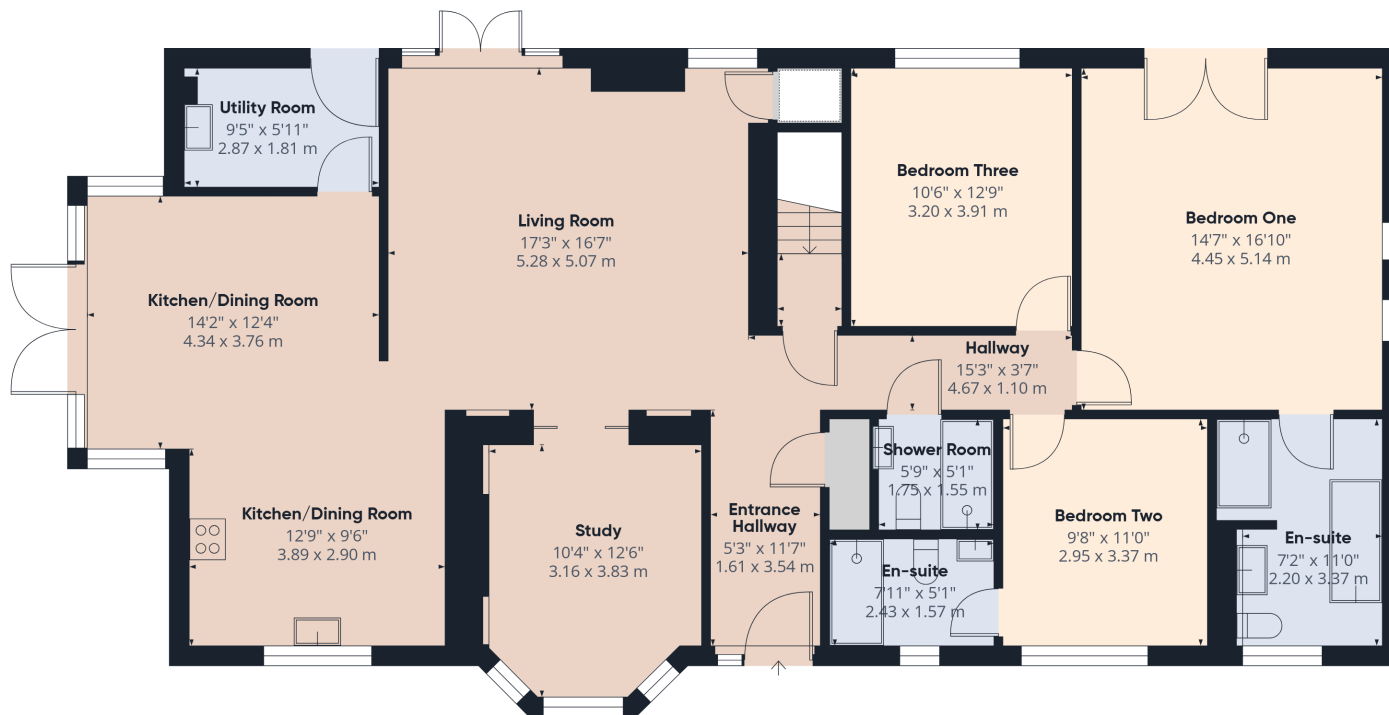
Arranged over two floors the ground floor boasts a spacious living/kitchen and dining room perfect for entertaining or relaxing with family. Three double bedrooms, two with en-suite facilities ensure comfort is never compromised. There is a delightful study, utility room and a shower room. The lower ground floor offers two double bedrooms which share a modern shower room. A wonderful open plan living/kitchen and dining room provides space to either socialise or unwind. Outside are meticulously maintained landscaped gardens, a sweeping driveway, double carport and garage.

The enviable setting of the property is a particular highlight. For those who wish to explore the great outdoors there are picturesque countryside and riverside walks aplenty on your doorstep. Wonderful eating and drinking establishments, within striking distance include The Vine and The Jolly Sailor, which is located on the waterfront. This fabulous property boasts scale, sophistication and design. By appointment only, viewing is highly recommended to appreciate the accommodation, lifestyle and location on offer.

Key Features

- Detached property in the sought after location of Old Bursledon.
- High specification finish
- Five Double Bedrooms
- Open plan living
- Four bathrooms with contemporary suites
- Landscaped gardens
- Driveway, double carport and garage
- Close proximity to The River Hamble





Approximate total area⁽¹⁾

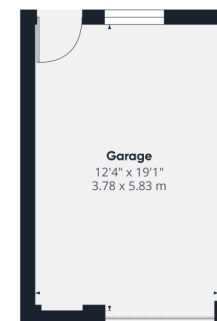
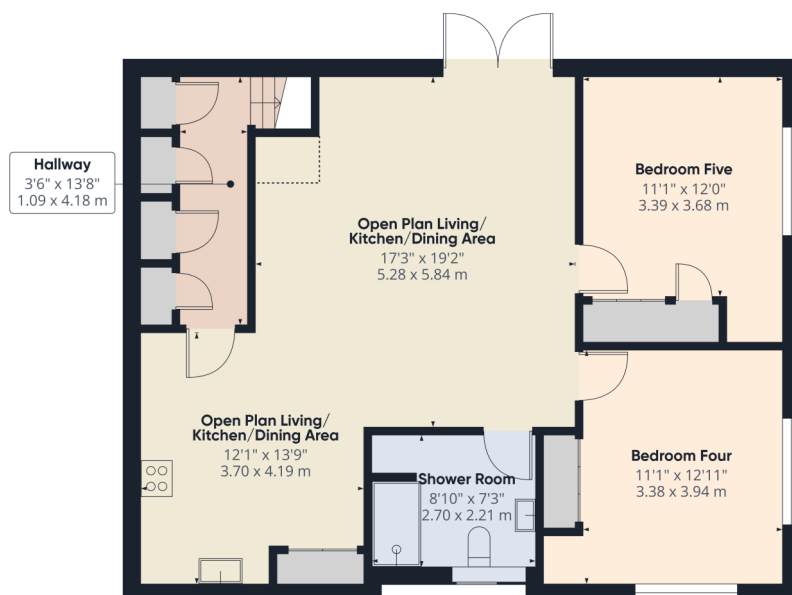
2507 ft²

232.9 m²

Reduced headroom

8 ft²

0.8 m²



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

The Local Area Of Old Bursledon

The conservation area of Old Bursledon is a village, on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Often referred to as the sheltered haven, Old Bursledon is perfectly suited for yachts and motorboats alike. It is one of the River Hamble's best-kept secrets. The neighbouring Elephant boatyard offers sheltered pontoon births, shore facilities, water, and electricity. The yard is situated on the site where HMS Elephant was built in 1786, Nelson's flagship during the Battle of Copenhagen in 1801. It has been a working boatyard ever since.

Swanwick marina is within walking distance and can accommodate over 300 berths, some for boats over 18m. They also offer a dry stack service and, you can also dry berth yachts up to 13m. Also only a short distance from the property, there is a public slipway and numerous chandleries. Local yacht clubs include the Royal Southern Yacht Club in Hamble and Warsash sailing club.

The neighbouring villages include Swanwick, Hamble-le-Rice, Netley, and Sarisbury Green. Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. Close to Swanwick Marina, you'll find a number of pubs and restaurants to try, but if you'd like to stretch your legs a little more you can take a stroll out to the waterside villages that punctuate 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 beautiful local church in Old Bursledon can trace its history back to the last half of the twelfth century, and today offers regular Christian services.

For those who like to shop, there are nearby supermarkets in Bursledon and Hedge end. Just over two miles away is Whiteley Shopping Centre offering an eclectic mix of restaurants, high street shops and a cinema. Further afield, Southampton City Centre offers a wealth of shops, as well as restaurants, cinemas, and nightlife.

There are nearby A/M27 links to neighbouring cities, which include Portsmouth, Southampton, Winchester, and Chichester. Bursledon train station is within walking distance, which has direct links to Southampton and Portsmouth. There is a direct link to London from Southampton Airport Parkway, Eastleigh with an approximate commute time of 1 hour 20 minutes.

Local schools include Bursledon Infant and Junior Schools, The Hamble School, and Westfield Park independent, coeducational, day and boarding school for boys and girls aged 3 years to 13 years.





Ground Floor

The property welcomes you into the entrance hallway, with high vaulted ceilings that set the tone for the accommodation ahead. There are doors into the bedrooms and shower room, a door to the stair case descending to the lower ground, a large cupboard to store your outdoor wear and access into the main living accommodation.

Step into the heart of the home and you will be greeted by the seamlessly open plan living accommodation, where a masterful fusion of space awaits. The living area is a light filled sanctuary perfect for relaxing. Vaulted ceilings with Velux windows and French doors opening onto the patio allow an abundance of natural light to fill the space. A carefully curated feature display frames sliding double doors opening into the study, which is ideal for homeworkers and offers a bay window looking over the property frontage. Thoughtfully designed around a contemporary media wall, a striking feature fireplace creates a stunning focal point.





The kitchen, a culinary masterpiece, perfect for social gatherings, is adorned with state-of-the-art appliances and sleek cabinetry finished with quartz countertops and an inset Franke sink. Integrated appliances include a Neff oven and grill, Neff induction hob with an extractor above, Neff dishwasher, fridge freezer and a drinks fridge. The dining area is bathed in natural light and boasts French doors opening out to the patio and landscaped gardens offering a seamless transition from indoor to outdoor living. Carefully crafted, the owners vision here is nothing short of spectacular, culminating in a fabulous space combining a modern aesthetic with timeless elegance.

The utility room boasts a range of wall and base units with quartz worksurfaces over. There is appliance space for white goods and a wall mounted Vaillant, gas fired boiler. A door opens to the outside space.



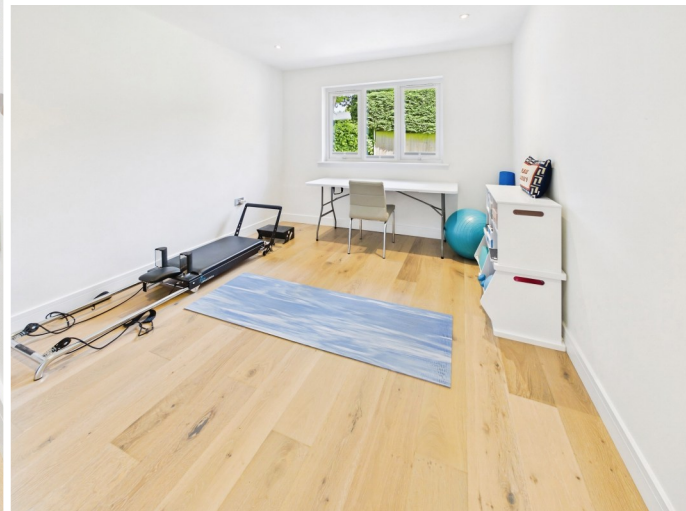
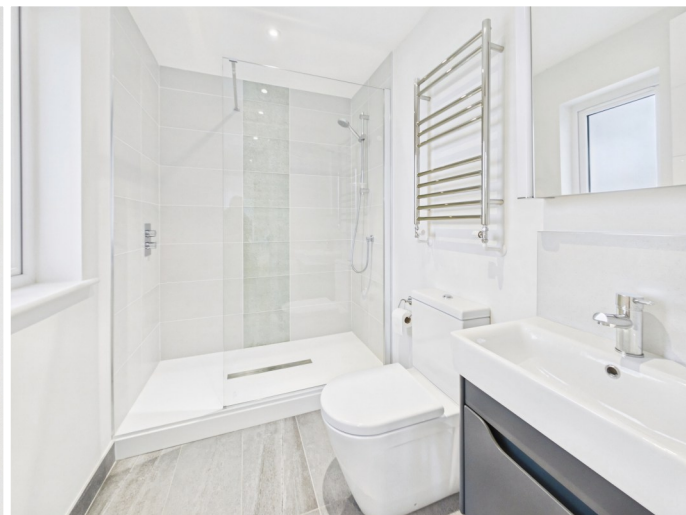
Bedroom one is the epitome of comfort. Bathed in natural light, there are windows to the side aspect and French doors to the rear opening into the gardens. Bespoke fitted furniture offers extensive, streamlined storage and has been thoughtfully designed to maximise both style and practicality. The en-suite bathroom is a sanctuary of opulence, boasting contemporary fittings including a bathtub, wash hand basin and WC delivering a cohesive, modern aesthetic flowing into the walk-in shower.



Bedroom two, boasts fitted furniture with a sleek design ensuring ample storage space. Akin to bedroom one, a beautiful en-suite ensures comfort and convenience and is finished with a large contemporary shower, floating vanity wash hand basin and a WC.

Bedroom three, a further double, is a fabulous versatile space that could be used for a number of purposes depending upon your requirements. A triple aperture window to the rear aspect looks over the gardens.

The modern shower room, accessed from the hallway, comprises a large shower cubicle, wash hand basin and a WC ensuring convenience for all occupants and visiting guests.



Lower Ground Floor

The lower ground floor may be accessed via stairs leading from the main accommodation, but it also offers its own external French doors within the living area. This space would, in our opinion, be perfect for visiting guests offering a degree of independence from the main accommodation. Descending the staircase into the hallway you will find four built in cupboards providing plentiful storage.

The open plan living/kitchen/dining area offers a sense of connectivity and warmth. French doors open to the outside space. The modern fitted kitchen comprises a range of wall and floor mounted shaker style units with a worksurface over. There is appliance space for a freestanding oven with an extractor above, and space for a fridge freezer. A fitted cupboard to the corner of the kitchen houses the hot water cylinder and a sump pump for drainage.



Bedrooms four and five are both well proportioned, light and airy double rooms boasting ample storage with fitted wardrobes and carefully crafted dressing tables.

The lower ground floor is serviced by a modern and elegant shower room, complete with a sizeable shower, wash hand basin and WC. Notably, a utility area has been created beside the shower with space for a washing machine with shelving above.





Outside

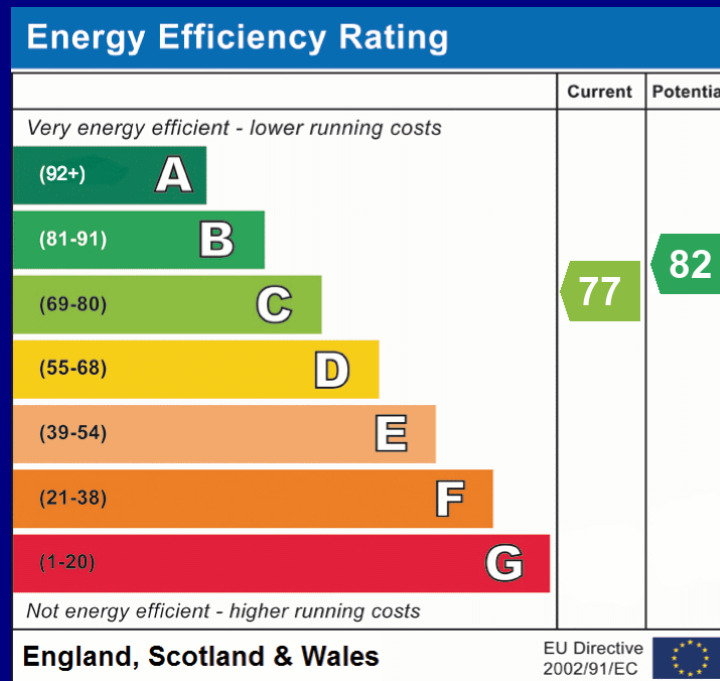
The property is approached via a generous, sweeping gravel driveway with a double carport, providing ample off-road parking for multiple vehicles. A detached garage benefits from an electronically operated up and over door to the front aspect with pedestrian access to the rear. There is power, lighting and storage within the eaves.

The meticulously maintained gardens have been carefully manicured and offer a sense of privacy and seclusion. A beautiful patio area offers an idyllic space for outdoor entertaining and al fresco dining in a tranquil setting.









COUNCIL TAX BAND: F - Eastleigh Borough Council. Charges for 2026/27 £3335.97.

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 enhanced images to add blue skies or 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.