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Royston Cottage
Portsmouth Road
Bursledon
Southampton
SO31 8EQ

Charming three bedroom character cottage with a delightful garden. The property is conveniently set in the heart of Lowford village, a mere stones throw from a host of local amenities. No forward chain.

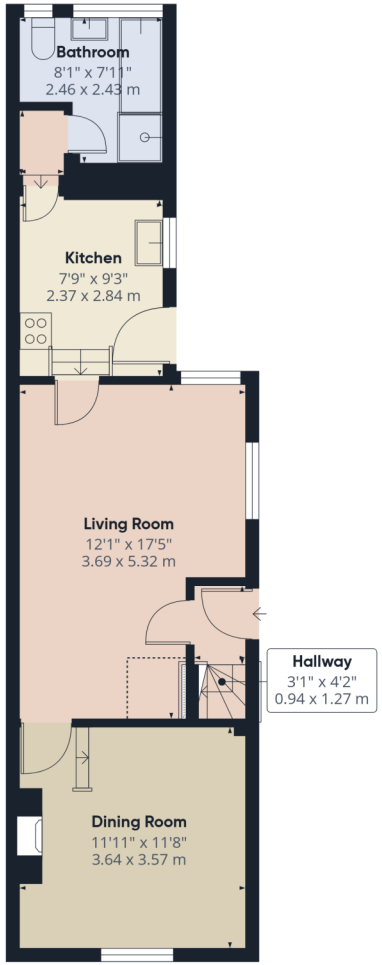
£290,000 Freehold

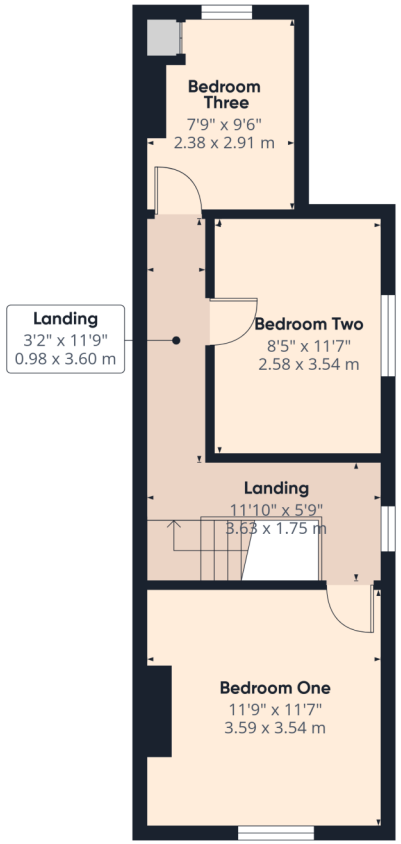
Charming three-bedroom character cottage set in the heart of Lowford village. The dwelling boasts a lovely cottage and homely atmosphere in a well-established and thriving community. Built of brick elevations under a pitched tiled roof, the property benefits from gas fired heating and double glazing.

The property is set in the heart of Lowford village which is well-connected with excellent transport links to the A/M27. Proximity to local schools, parks, green spaces and the River Hamble is an added advantage. The dwelling is conveniently situated for Lowford Village amenities, which include a community centre, library, café, convenience store, public house and takeaways.

Briefly, the ground floor accommodation boasts two reception rooms, perfect for both relaxing and entertaining, a kitchen and bathroom. On the first floor are three bedrooms. Outside, there is a beautiful, enclosed rear garden.

Don't miss out on the opportunity to make this your new home. Call us today to arrange a viewing.





Approximate total area(1)

871 ft²

80.8 m²

Reduced headroom

10 ft²

0.9 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.

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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 and The Hamble Secondary School.

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

The property welcomes you into the hallway with a door into the living room and stairs rising to the first floor.
The living room is a lovely and inviting space, perfect for relaxing at the end of a busy day. There are windows to the rear and side elevations. A door leads into the second reception room, currently being used as a dining room. This space exudes character and elegance; a feature fireplace presents a delightful focal point. There is a window to the front aspect.
The cottage style kitchen comprises a range of wall and floor mounted units with a worksurface over. There is a built under oven, four ring gas hob with an extractor above, space for an integrated fridge, freezer, and washing machine. A side aspect window and door open out to the rear garden.
The bathroom benefits from opaque windows to the rear elevation and comprises a panel enclosed bath with a handheld shower attachment, shower cubicle, vanity wash hand basin and a WC.

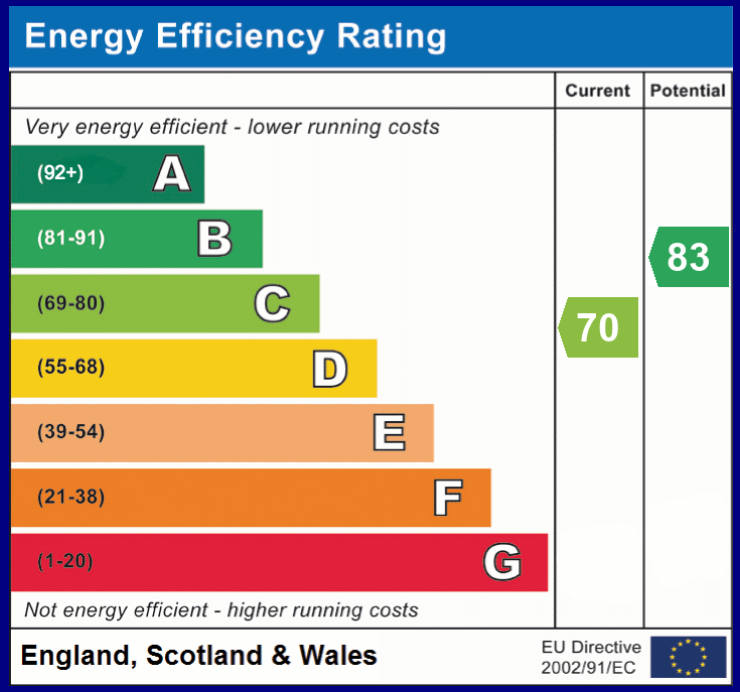
First Floor Accommodation

The landing presents doors to all rooms, a window to the side aspect and a loft hatch into the attic space.
Bedroom one is a well-proportioned and light filled room with a front aspect window.
Bedroom two, a further double, presents a window to the side elevation.
Bedroom three, is a lovely versatile space that would make a lovely single bedroom or even home office. A rear aspect window offers pretty views over the rear garden.

Outside

To the front of the property is an area of block paving.

The rear garden is enclosed by timber fencing with a pedestrian access gate. A patio area, adjacent to the house, offers a lovely spot for al-fresco dining. Steps lead to the established garden, a true highlight, offering a wonderful blend of mature planting, colourful flowering borders and a lovely lawn, creating a private outdoor retreat. Nestled amongst the greenery, a charming summerhouse provides the perfect space for relaxing, entertaining or enjoying the garden throughout the seasons. At the foot of the garden is a paved area with a timber shed offering useful storage.



COUNCIL TAX BAND: C - Eastleigh Borough Council. Charges for 2026/27 £2052.91.
UTILITIES: Mains gas, electricity, water and drainage.
NOTE: The property has been historically stabilised in 1985 (due to perceived poor rainwater drainage - now rectified) by way of underpinning, with remedial works being deemed reasonable. Please ask agent for further details.
Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk

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The Property Ombudsman

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