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BRIDGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8AH



ATTRACTIVE, VERSATILE AND SPACIOUS FOUR BEDROOM DETACHED EXECUTIVE HOME SITUATED IN CLOSE PROXIMITY TO THE PICTURESQUE RIVER HAMBLE. THIS WELL APPOINTED PROPERTY BOASTS CONTEMPORARY INTERIORS, AN INTEGRAL GUEST AREA, DRIVEWAY AND BEAUTIFULLY LANDSCAPED GARDEN.

£800,000 Freehold

The Property

This impressive four bedroom detached executive home is situated in a private road of just three properties and is located in close proximity to the picturesque River Hamble, marinas and various local amenities.

The property was built in the early 2000s of brick elevations with rendered and cladded features to the exterior under a pitched tiled roof. The dwelling benefits from gas fired heating and timber framed windows with double glazing.

Nestled in an enviable position, discover the perfect blend of privacy and modern elegance with versatile living accommodation arranged over two floor floors. Briefly, the ground floor comprises, a hallway, living room, kitchen/dining room, conservatory and a utility room. There is an internal guest area with a lounge, kitchenette, double bedroom and shower room. The first floor boasts three double bedrooms, two with en-suite facilities, and a family bathroom. Outside, the former double garage now offers storage space and a sizeable area currently being used as a music room. A driveway provides off-road parking for multiple vehicles and the delightful landscaped garden is perfect for outdoor entertaining.

This beautifully presented home is, in our opinion, perfectly designed to complement modern and multi generational living, and offers a harmonious blend of comfort and convenience. Call us today to avoid disappointment and arrange a viewing.



Approximate total area ⁽¹⁾	
1971	ft ²
183.1	m ²
Reduced headroom	
58	ft ²
5.4	m ²

(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, 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

The property welcomes you into the hallway offering doors to all rooms and stairs rising to the first floor, with a handy storage cupboard beneath. Wooden flooring flows from the hallway through much of the ground floor accommodation.

The living room is a well proportioned and light filled space with two windows looking over the driveway. Bifold doors, to the rear, open out to the patio offering a seamless transition from indoor to outdoor living. A log burner creates a stunning focal point and enhances the cosy ambience on those chilly evenings.



The kitchen/dining room is perfect for gathering and entertaining. The dining area opens into the conservatory offering an extension of the dining space with windows to two aspects and French doors out to the rear garden. The sleek and modern kitchen will undoubtedly prove popular with culinary enthusiasts and comprises a comprehensive range of matching wall and floor mounted units with a worksurface over. A double bowl butler sink lies beneath two windows looking over the driveway. Integrated appliances include a double oven, microwave, induction hob with an extractor above, fridge/freezer and a dishwasher. The utility room houses the gas-fired boiler whilst offering space and plumbing for a washing machine and tumble dryer. A rear elevation window looks over the garden.





A noteworthy feature of this wonderful home is an integral guest area, which is ideal for visitors or a family looking for a property offering potential for multi generational living. This area boasts a beautiful lounge with French doors opening out to the rear garden and a feature fireplace presenting a characterful focal feature. A kitchenette/utility, with side aspect window, comprises wall and floor mounted units with a worksurface and sink above. There is a built under oven with an induction hob and extractor over, integrated fridge freezer, and slimline dishwasher. Bedroom four boasts a bay window with views over the driveway. Fitted wardrobes offer useful storage. An en-suite comprises a shower, wash hand basin and WC.





First Floor

Ascending to the first floor, the galleried landing is filled with natural light with a window to the front aspect. There are doors to principal rooms and a linen cupboard.

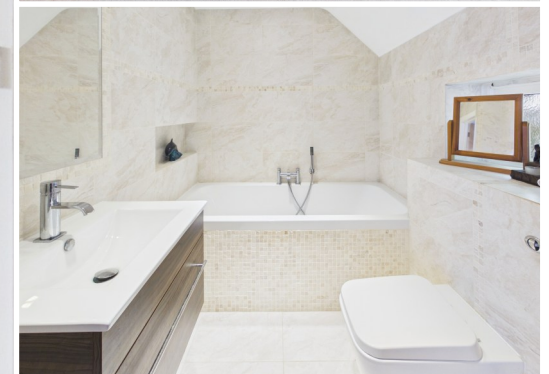
Bedroom one is a well-proportioned double room with a rear aspect window benefitting from pretty views over the garden. There are fitted wardrobes offering useful storage and a cupboard housing the water tank. A loft hatch allows access into the attic space. A delightful en-suite adds an extra layer of convenience and comprises a shower cubicle, vanity wash hand basin and a WC.



Bedroom two, a further spacious double room, boasts windows to the front and rear aspects allowing plentiful natural light to fill the space. Mirror fronted fitted wardrobes offer great storage.

Bedroom three, another well-proportioned double room, presents a window looking over the driveway. This bedroom also boasts a lovely en-suite comprising a bathtub with handheld shower attachment, vanity wash hand basin and a WC.

The contemporary family bathroom is principally tiled and comprises a freestanding bathtub with a handheld shower attachment, separate rainfall effect shower, wash hand basin and a WC.





Outside

The property has an access right over a privately owned no through road, which leads to the dwelling's driveway where you will find parking for multiple vehicles. There is a wall mounted EV charger.

The former double garage now offers storage space to the front section with a door into a sizeable space, currently being utilized as a music studio.

The landscaped rear garden is largely laid to lawn and enclosed by timber fencing, with a pedestrian access gate. Established trees and shrubs to the borders offer a sense of privacy. A wonderful patio area, adjacent to the living room, provides an idyllic spot for outdoor entertaining and al fresco dining. To the side of the garden is a raised seating area.



EPC Ordered

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.

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