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Pylands Lane
Bursledon
Southampton
SO31 1BH

Spacious four-bedroom detached family dwelling occupying a plot of approximately one acre, nestled in a sought after no through road in close proximity to River Hamble Country Park. An early viewing is highly recommended to appreciate the scope for improvement/development (Subject to planning).

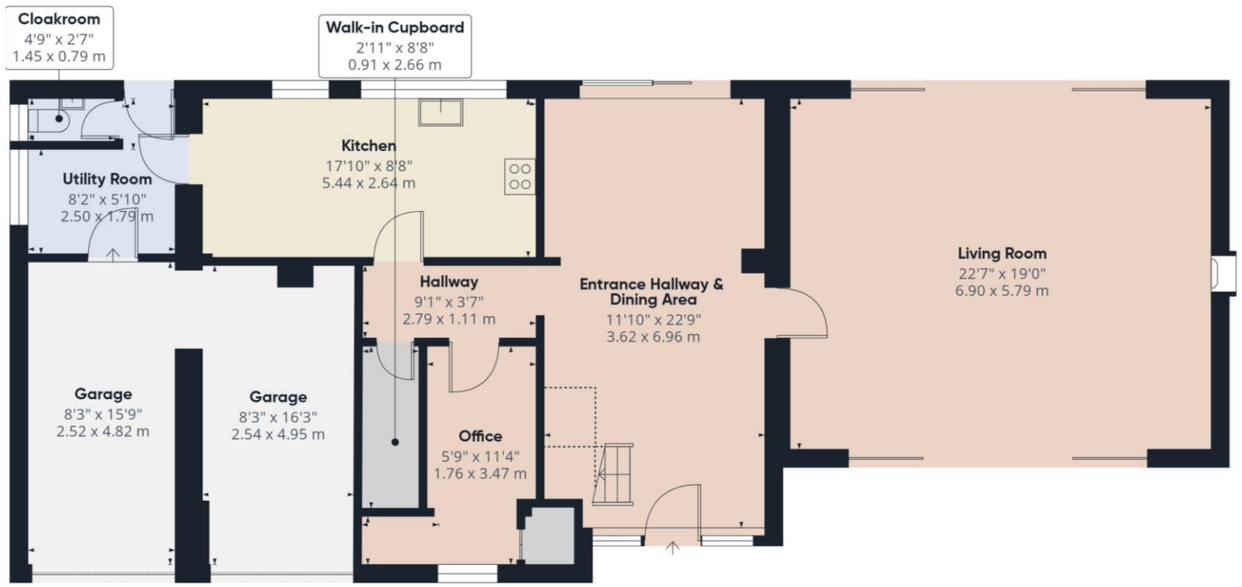
Guide Price £900,000 to £950,000 Freehold

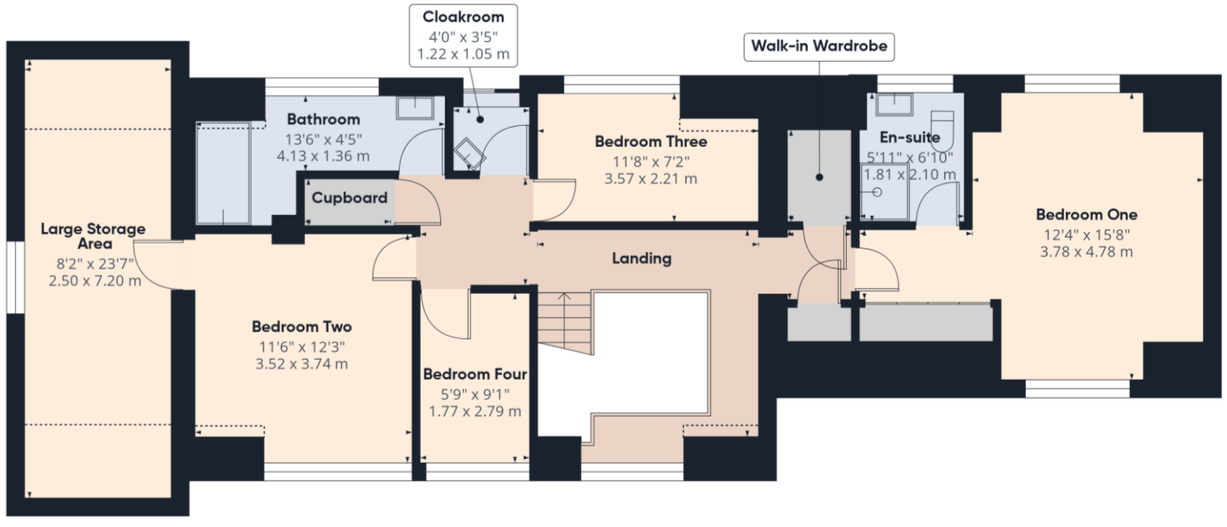
Manns & Manns are thrilled to introduce this spacious, detached family residence, occupying an exceptional plot of approximately one acre, which may suit a family searching for sizable grounds with privacy. Equally, the property may lend itself to further development. (Subject to the relevant planning permissions). Nestled at the end of a no-through road, this wonderful home is set back from a leafy private driveway only a stroll away from the picturesque River Hamble Country Park.

The setting is a standout feature of this home, destined to appeal to a wide range of buyers. Families and outdoor enthusiasts will love having the River Hamble and a multitude of picturesque woodland walks on their doorstep. For commuters, the property is well connected, with Junction 8 of the M27 nearby linking the cities of Southampton and Portsmouth.

The property is built of brick elevations to the exterior under a pitched tiled roof and is connected to mains electricity and water, with Calor gas heating and a cesspit for waste. Arranged over two floors, the ground floor boasts a large living room, entrance hallway and dining area, which are perfect for family gatherings and hosting. There is a kitchen, utility room, cloakroom and a study. On the first floor are four bedrooms and a large storage area. The principal bedroom boasts an en-suite and adjoining walk-in wardrobe. A family bathroom and cloakroom ensure convenience for all occupants. Outside, the driveway offers parking for numerous vehicles and leads to the carport and double garage. There are gardens front and rear covering an area of approximately of one acre.

Don't miss out on the opportunity to experience this lovely home and its idyllic setting firsthand. Contact us today to arrange your accompanied viewing.





Approximate total area(1)

2337 ft²

216.9 m²

Reduced headroom

83 ft²

7.7 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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Ground Floor Accommodation

The property welcomes you into the entrance hallway, a lovely light filled space which is filled with natural light. There are stairs leading to the galleried first floor landing and doors to principal rooms. A large walk-in cupboard is ideal for storing your outdoor wear. The entrance hallway opens into the dining area, a fabulous social space with sliding doors to the rear aspect opening onto the patio offering a seamless transition from indoor to outdoor living.

The spacious living room is filled with an abundance of natural light with sliding doors to the front and rear aspects boasting pretty views over the gardens. A brick fireplace and surround provide a lovely focal point.

The contemporary kitchen will undoubtedly prove popular with culinary enthusiasts and comprises a range of matching wall and floor mounted units with a worksurface over. The kitchen benefits from an inset sink and drainer, integrated appliances include an AEG oven and microwave/grill, induction hob with an extractor above, fridge/freezer and a dishwasher providing a practical and well-equipped space for your culinary adventures. A window to the rear aspect looks over the rear garden and patio.

A door opens into the utility room, offering space for white goods with base units with a worksurface above. There is a courtesy door into the garage, pedestrian door opening onto the patio, and access into the cloakroom which comprises a wash hand basin and WC.

The ground floor accommodation is completed by a study, ideal for homeworkers, with a window to the front aspect and a built-in cupboard providing useful storage.

First Floor Accommodation

Ascending to the first floor, the galleried landing presents a window to the front aspect, doors to principal rooms, two cupboards providing useful storage and a loft hatch into the attic space.

Bedroom one, a wonderful light filled sanctuary, boasts windows to the front and rear aspects offering far reaching views over the gardens. Mirror fronted fitted wardrobes provide useful storage space. There is a loft hatch into the attic and a door into the en-suite. The modern en-suite comprises a corner shower, wash hand basin with vanity storage beneath and a WC. A walk-in wardrobe, on the hallway, adjacent to the en-suite, provides additional storage space.

Bedroom two is a well-proportioned double room with a window to the front aspect benefitting from views over the property frontage. A door opens into a large storage area.

Bedroom three presents a window to the rear elevation with views over the rear garden.

Bedroom four offers a front aspect window. This lovely versatile space is currently being used as a home office, demonstrating the flexibility of the accommodation on offer.

The bathroom is principally tiled and comprises a panel enclosed bath with a shower over and a wash hand basin with vanity storage beneath. A separate cloakroom, with wash hand basin and WC, ensures comfort for all occupants.

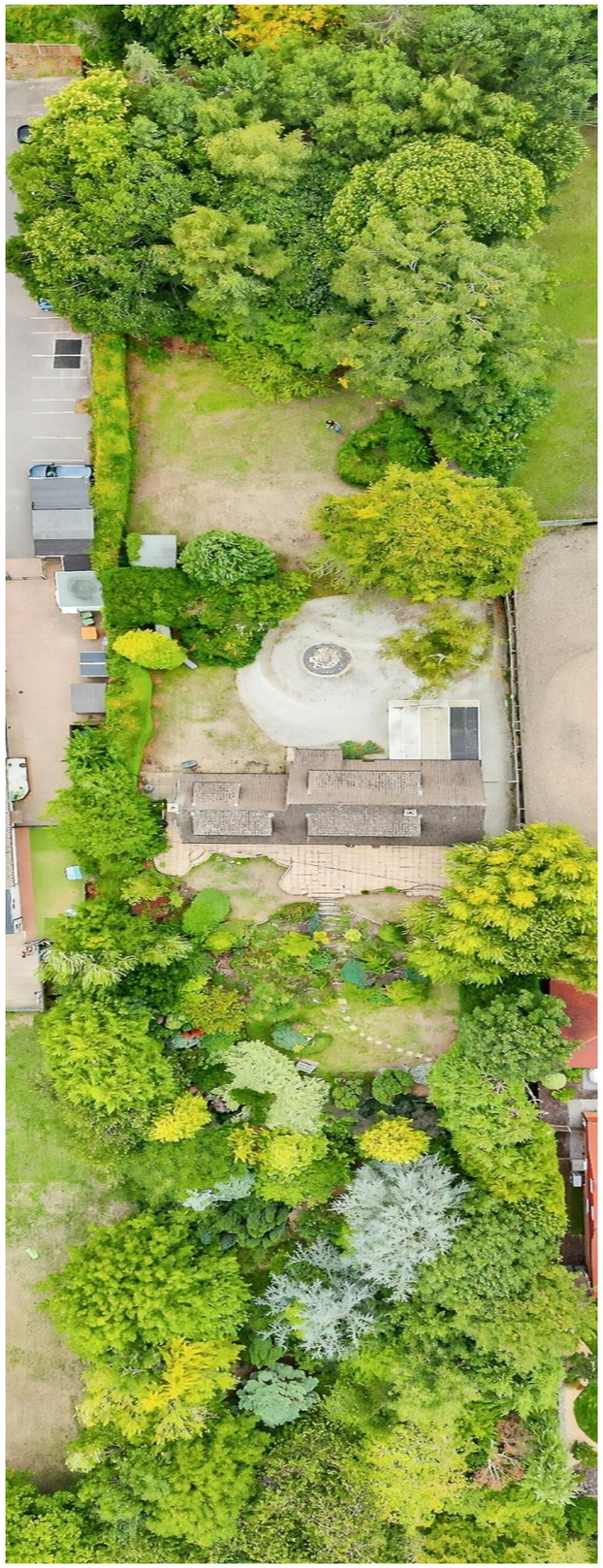
<u>Outside</u>

The property is approached via a sweeping gravel driveway offering parking for numerous vehicles. A carport provides covered parking and leads to the double garage. The garage presents two up and over electronically operated doors to the front aspect and benefits from power and lighting. The garage also houses the Worcester boiler.

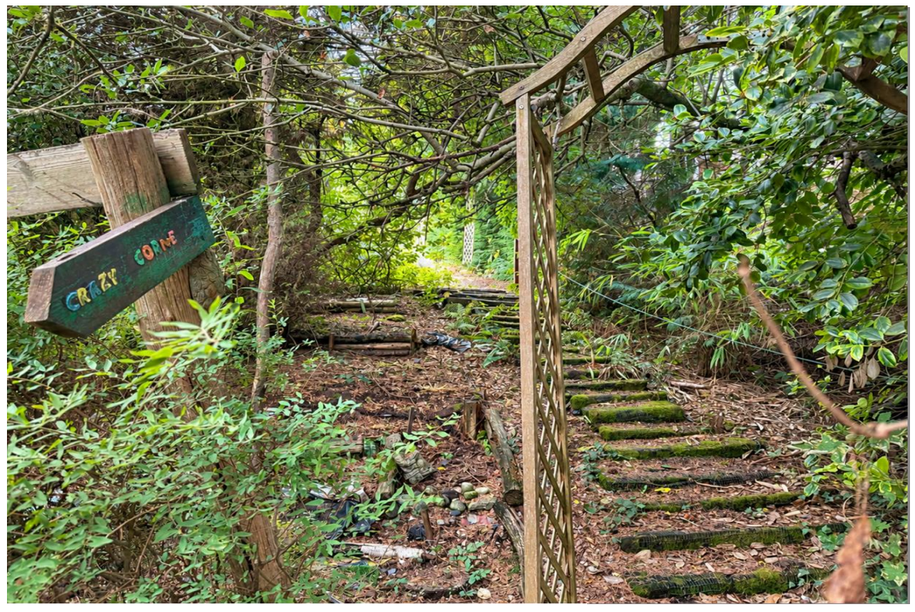
The sizeable front garden is largely laid to lawn with an array of established shrubs and trees.

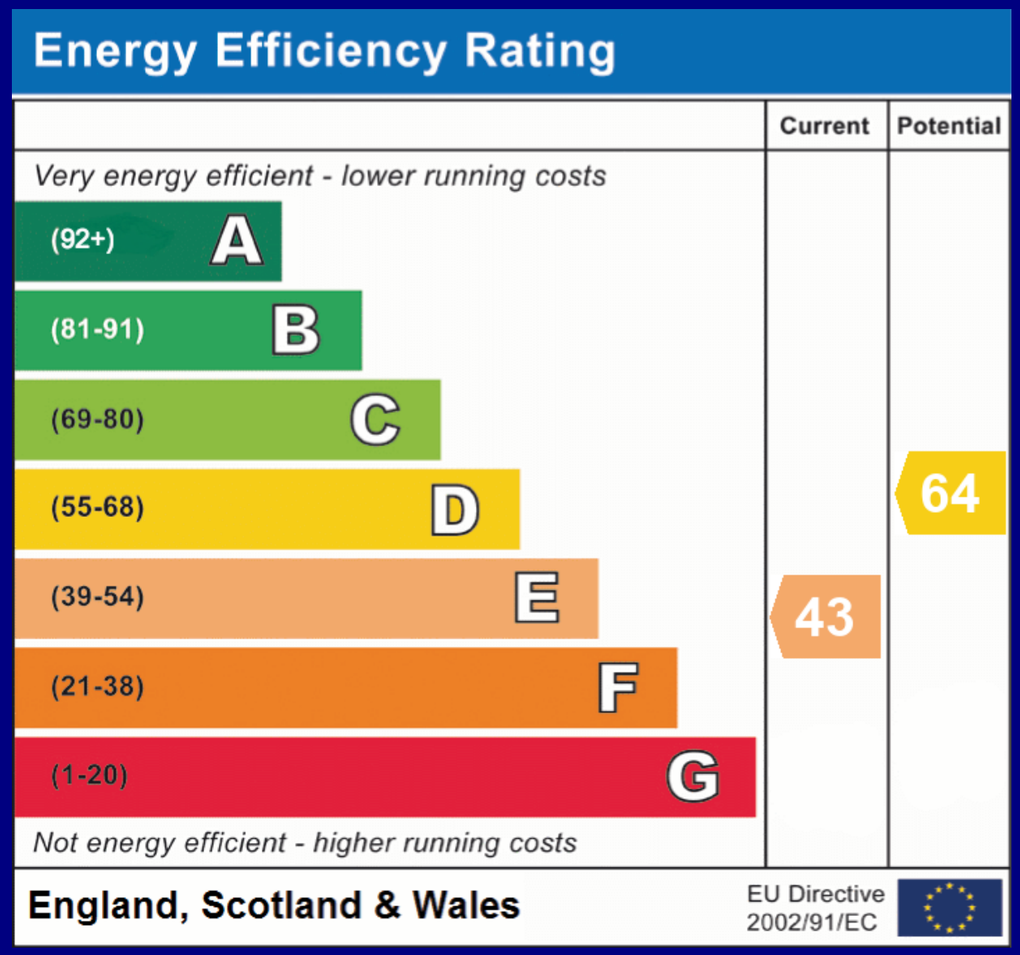
To the rear of the property is a paved patio area, perfect for outdoor entertaining and al fresco dining. The top section of the garden is laid to lawn with decorative planted borders containing a vast selection of established plants, trees and shrubs. Steps lead down to the sizeable woodland garden.

IMPORTANT NOTE: Please note that the current owners intend to add an overage to the property. It is suggested that the owners will require 25% of any net profit from additional dwelling (s) built on the land. This will not apply to the existing dwelling.



Top image: The main entrance driveway
Below image: The woodland walk to the orchard
Side image: The front garden area





COUNCIL TAX BAND: G - Eastleigh Borough Council. Charges for 2026/27 £3849.20.
UTILITIES: Mains electricity and water. Calor gas. Cesspit for waste.
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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