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Hill Place Bursledon Southampton SO31 8AE



Beautifully presented and spacious four bedroom detached, executive home situated in a highly desirable location in Bursledon. This wonderful property boasts versatile living accommodation with a contemporary finish, beautifully maintained gardens, a driveway and double garage. Early viewing recommended.

£950,000 Freehold

The Property

Manns & Manns are thrilled to present this wonderful four bedroom detached executive home in the highly sought after location of Hill Place, Bursledon. This lovely property has been beautifully maintained throughout and boasts versatile living accommodation with a contemporary finish offering the new owners a comfortable home in a prime location.

Built in 2004 of brick elevations to the exterior under a pitched slate tiled roof, the property benefits from connection to mains utilities with underfloor heating and double glazing. Arranged over two floors, the ground floor offers three reception rooms, a modern kitchen/dining room with utility room, and a cloakroom. On the first floor you will find four double bedrooms, with en-suite facilities to the two larger bedrooms, and a family bathroom. Outside are beautifully maintained gardens, a sweeping driveway and a detached double garage.

The location is a key highlight. The dwelling is set in the conservation area of Old Bursledon a mere stones throw from St Leonard’s Church, which traces its history back to the twelfth century, and the picturesque River Hamble with its various marinas. There are numerous picturesque woodland and riverside walks nearby. Commuters will appreciate the close proximity to the railway station in Bursledon, along with nearby access to the A/M27.

Whether you are a keen sailor, nature lover, or simply seeking a spacious home in a sought-after location, this wonderful property provides a rare opportunity to enjoy the very best of Bursledon living. By appointment only, viewing is highly recommended to appreciate the accommodation, lifestyle and setting on offer.



Approximate total area ⁽¹⁾
2267 ft²
210.5 m²
Reduced headroom
38 ft²
3.6 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.

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, The Hamble Secondary School and West Hill Park Independent day and boarding school for boys and girls aged 3 to 13 years.

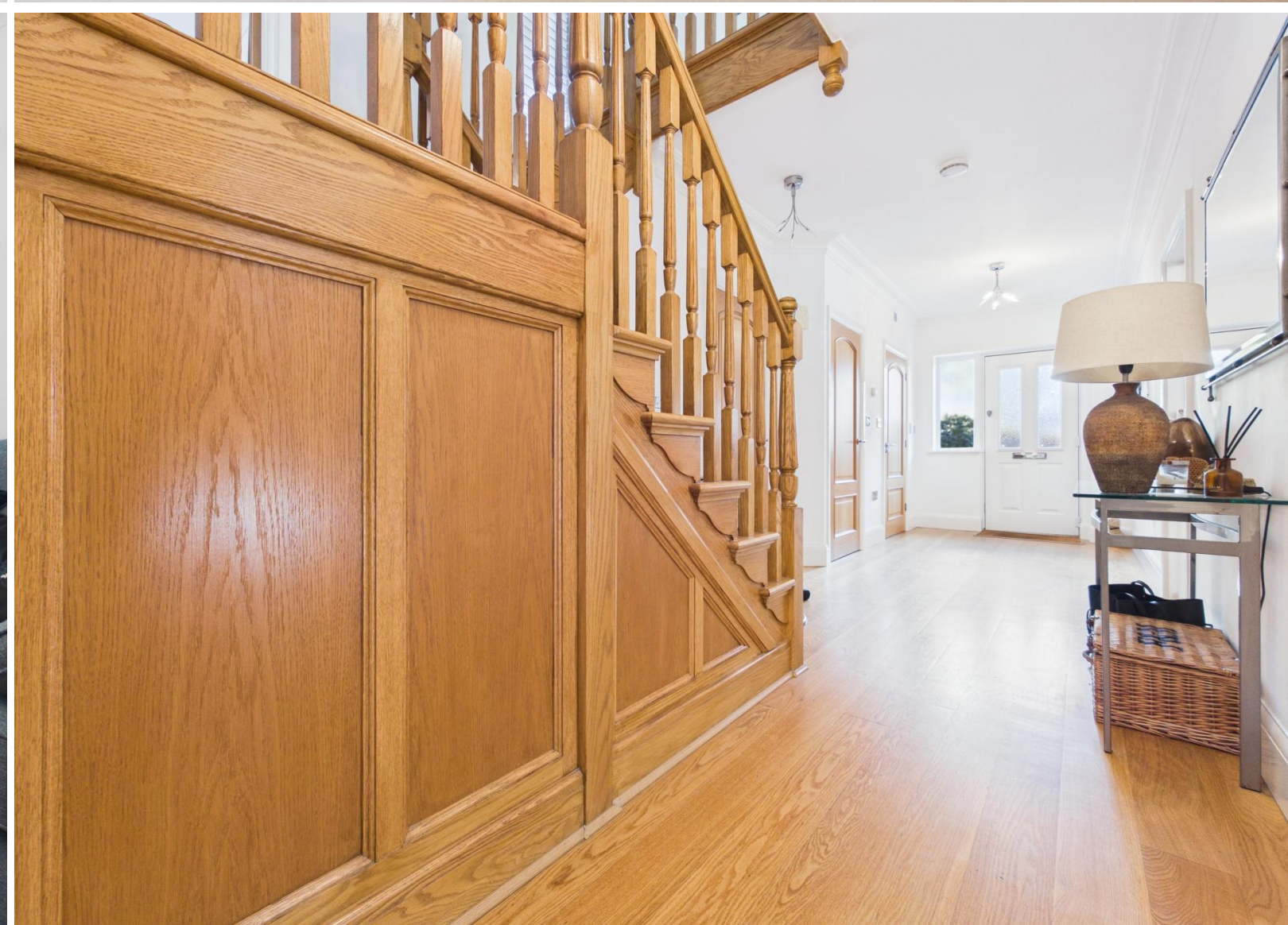
The area has excellent transport links via a train station, and the M27 motorway that links the neighbouring cities of Southampton, Portsmouth, and Winchester. Nearby Southampton Airport Parkway train station it is an approximately a 1 hour 20 minutes ride to London Waterloo.





Ground Floor Accommodation

Upon stepping into the property, you are welcomed into the entrance hallway offering doors to principal rooms, hand crafted oak stairs rising to the first floor, beautiful oak flooring and two large cupboards providing useful storage. A modern cloakroom, with wash handbasin and WC, ensures comfort for all occupants and visiting guests. The living room is a well-proportioned and inviting space, perfect for both relaxing and entertaining. A delightful flame-effect fire with surround offers a fabulous focal point. The living room is filled with natural light with windows to the side aspect and French doors to the rear, opening out to the patio and offering a seamless transition from indoor to outdoor living. Double doors open into the dining room, which may also be accessed from the entrance hallway. French doors, to the rear aspect, open onto the patio. The family room, is a beautifully versatile space that could be used for a number of purposes depending upon your requirements. Windows to three aspects allow an abundance of natural light to fill the room.



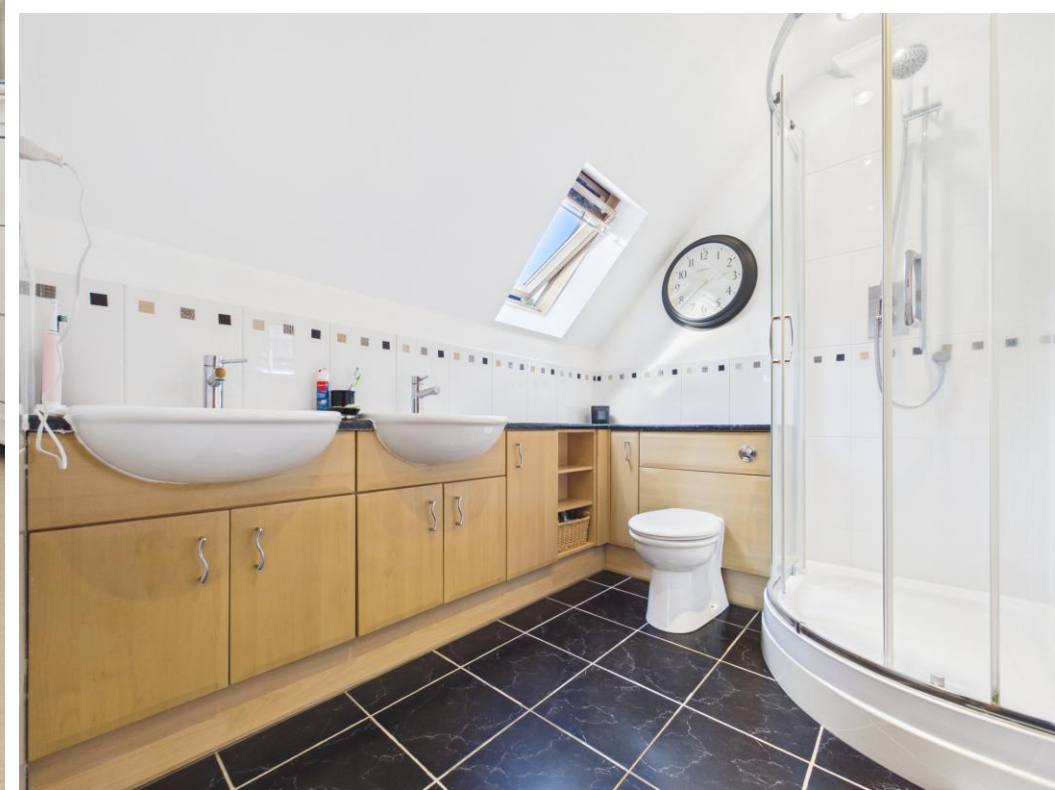
The modern kitchen/dining room is a lovely social space that will undoubtedly prove popular with culinary enthusiasts. French doors in the dining area open directly out to the patio. The kitchen comprises a comprehensive range of shaker style wall and floor mounted units with granite worksurfaces and a dual inset sink above. There is space for a range style cooker with an extractor hood over, an integrated dishwasher, and fridge/freezer. A door opens into the utility room, which comprises wall and base units with worksurfaces and a sink above. There is appliance space for white goods and a wall mounted, gas fired boiler. A stable door opens to the rear garden.





First Floor Accommodation

The galleried landing presents doors to principal rooms, a front elevation window, linen cupboard and a loft hatch into the attic space. Bedroom one is your private sanctuary for relaxation at the end of a busy day. A window to the rear aspect provides lovely views over the garden. This bedroom boasts a contemporary en-suite comprising a shower, dual wash hand basins with vanity storage, and a WC.



Bedroom two is a further well-proportioned double room with a rear elevation window looking over the garden. A built-in double wardrobe offers useful storage. This bedroom also benefits from the added convenience of an en-suite comprising a shower, vanity wash hand basin and a WC.

Bedroom three, is currently being utilised as a dressing room and benefits from a rear aspect window with views of the garden.

Bedroom four offers a window to the front to the front aspect and built-in mirror fronted wardrobes to one wall. Currently being used as a home office, this room further demonstrates the versatility of the accommodation on offer.

The four-piece modern family bathroom comprises a panel enclosed bath with handheld shower attachment, shower cubicle, vanity wash hand basin and a WC.



Outside

The property is approached via a sweeping block paved driveway offering off-road parking for multiple vehicles and leading to the detached double garage. The garage presents two electronically operated up and over doors to the front aspect with a pedestrian door to the side leading out to the rear garden. There is power, lighting and storage within the eaves. The front garden is largely laid to lawn with planted borders containing a number of plants, shrubs and trees, which have been beautifully cared for offering an attractive welcome to the property.

The rear garden, an oasis like haven, is fully enclosed with two pedestrian gates allowing access from the driveway. This landscaped garden has been beautifully maintained and is largely laid to lawn with a combination of decorative low-level and raised borders containing an array of plants, shrubs and trees. This wonderful garden is perfect for outdoor entertaining and al-fresco dining with a sizeable patio, adjacent to the dwelling, a covered barbeque area to the side, and a further seating area beneath an attractive metal pergola.





EPC to follow

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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