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Sherley Green, Bursledon, Southampton, SO31 8FL



Three bedroom semi-detached property boasting a garage and solar panels, situated in the popular residential location of Bursledon. No forward chain. Early viewing highly recommended.

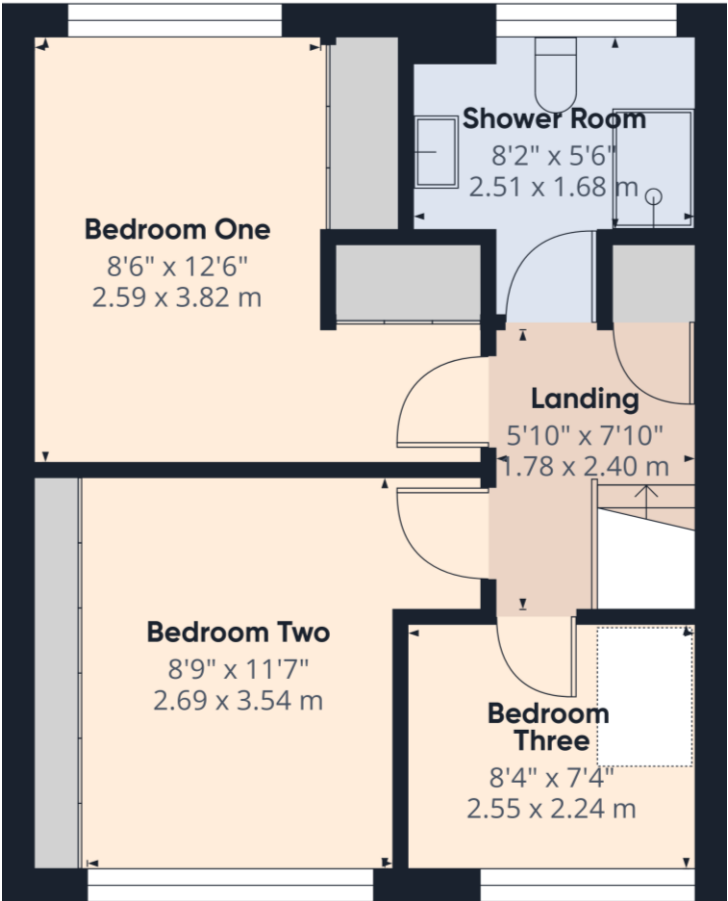
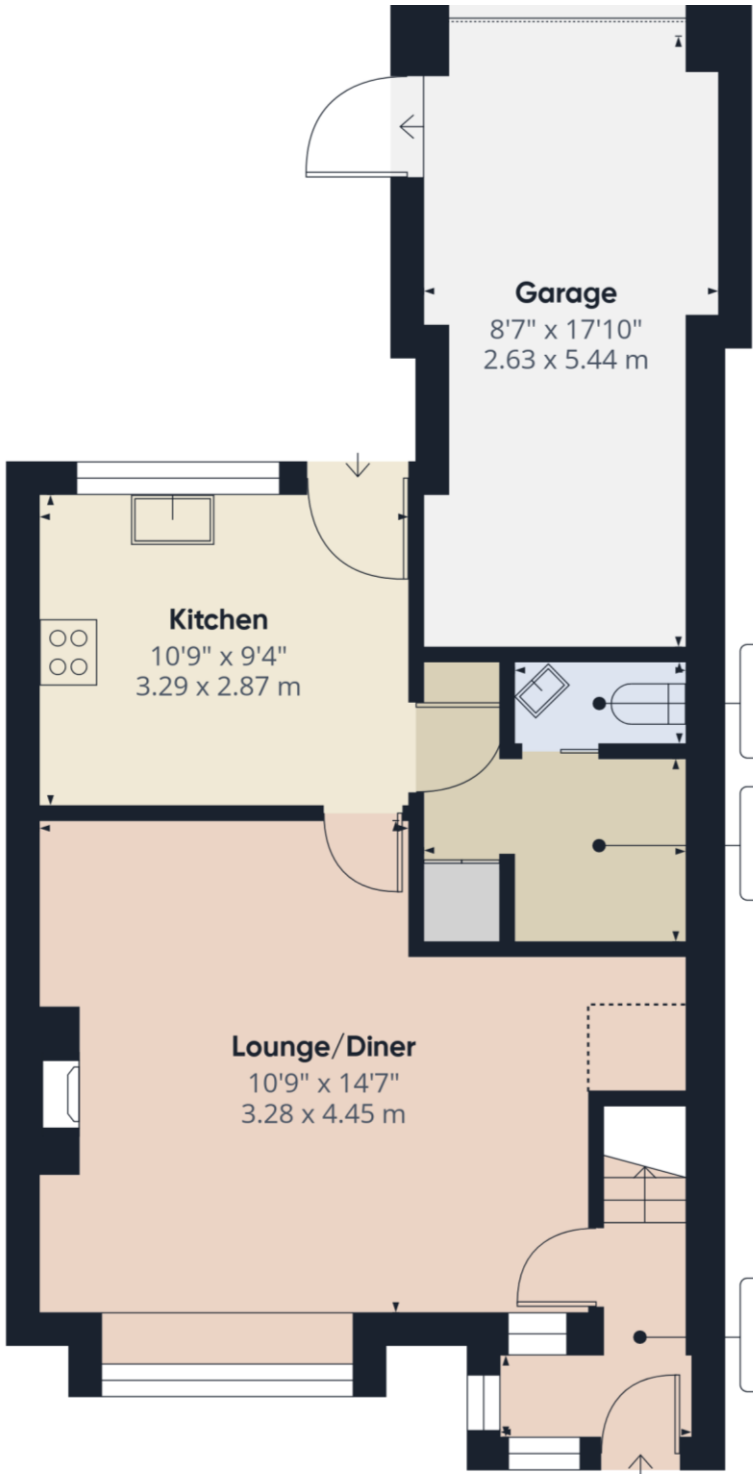
£295,000 Freehold

Manns & Manns are delighted to present this three bedroom semi-detached property, offered with no forward chain and situated the popular residential location of Bursledon. Built in the 1970s, with a pitched tiled roof, of brick elevations to the exterior with hanging tile features to the first floor, the dwelling benefits from gas fired heating and double glazing. The property further offers solar panels and an EV charger.

Briefly the ground floor comprises a lounge/diner, kitchen, utility room and a cloakroom. On the first floor are three bedrooms and a shower room. Outside, are gardens front and rear, and a garage.

The location is a key highlight. The property is conveniently situated for Lowford Village amenities, which include a community centre, library, cafe, convenience store, public house and takeaways. Bursledon Infant and Junior Schools are approximately half a mile away on foot. Regular bus services run between Southampton and Portsmouth City Centre's via Lowford Village and junction 8 of the M27 lies around 1 mile away.

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



Approximate total area⁽¹⁾

995 ft²
92.3 m²

Reduced headroom

7 ft²
0.6 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

The property welcomes you into the hallway offering a window and door into the lounge/diner and stairs rising to the first floor. The well-proportioned lounge/diner is a light filled and inviting space perfect for relaxing at the end of a busy day. The room is filled with abundance of natural light thanks to a large window to the front aspect. There is an understairs cupboard providing useful storage and a door into the kitchen.



The well-equipped and modern kitchen comprises a range of wall and floor mounted units with a worksurface over. Integrated appliances include an AEG oven, microwave, electric hob with an extractor hood above, fridge/freezer and dishwasher. There is a rear elevation window, and a pedestrian door opens out to steps to the rear garden. A door opens into the utility room, which comprises wall and base units with a worksurface over and appliance space for white goods. A cupboard offers useful storage and houses the electrical consumer unit. A cloakroom with wash hand basin and WC ensures convenience for all occupants and guests.



First Floor Accommodation

Ascending to the first floor, the landing offers doors to all rooms, a loft hatch into the attic space and a linen cupboard.

Well proportioned bedroom one benefits from a rear elevation window and fitted wardrobes which provide useful storage.

Bedroom two, another good-sized double room, presents a front aspect window and mirror fronted, fitted wardrobes, one of which houses the gas-fired boiler.

Bedroom three would make a lovely child's bedroom or home office. This room benefits from a front elevation window.

The shower room offers tiled walls, a front aspect obscured window and a heated towel radiator. The suite comprises a large shower cubicle, vanity wash hand basin and a WC.

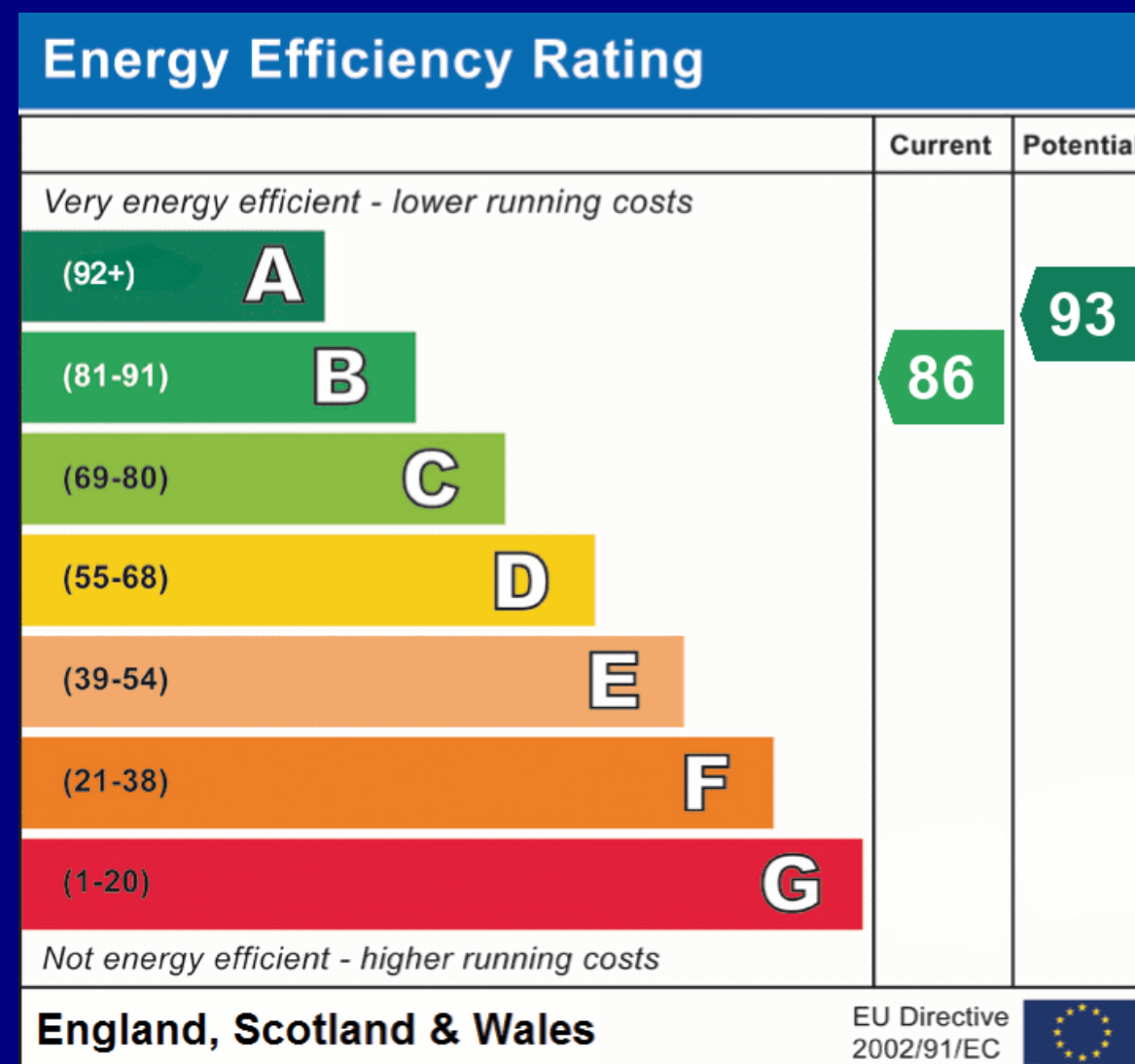


Outside

The property is approached via a footpath leading to the entrance door. The front garden contains a number of plants and shrubs.

The low maintenance rear garden is enclosed by timber fencing with double gates opening to reveal a driveway leading to the garage. The garage offers an electronically operated up and over door, a pedestrian door to the side, power and lighting. The garden is largely paved providing the ideal space for al fresco dining.





COUNCIL TAX BAND: C - Eastleigh Borough Council. Charges for 2026/27 £2052.91.

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
Bursledon
Southampton
SO31 8EP**



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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.