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**BEVERLEY GARDENS
BURSLEDON
SOUTHAMPTON
SO31 8FD**



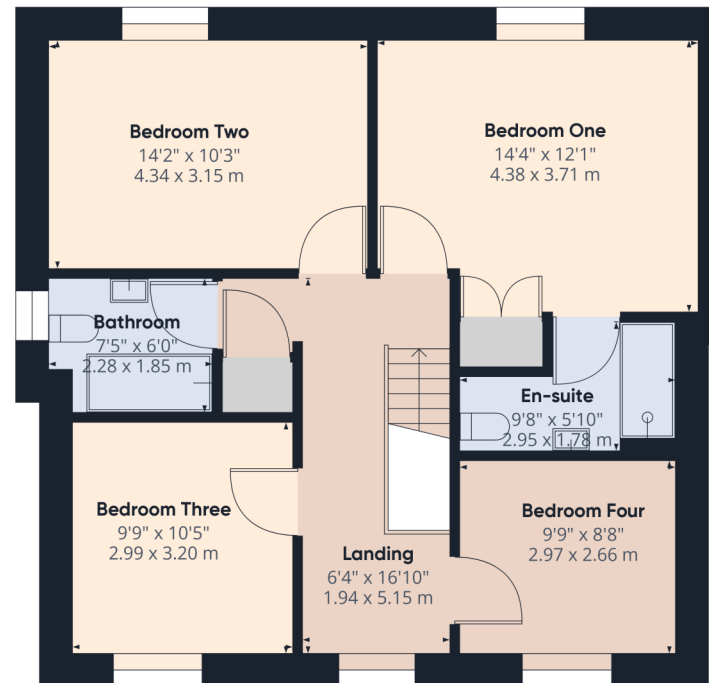
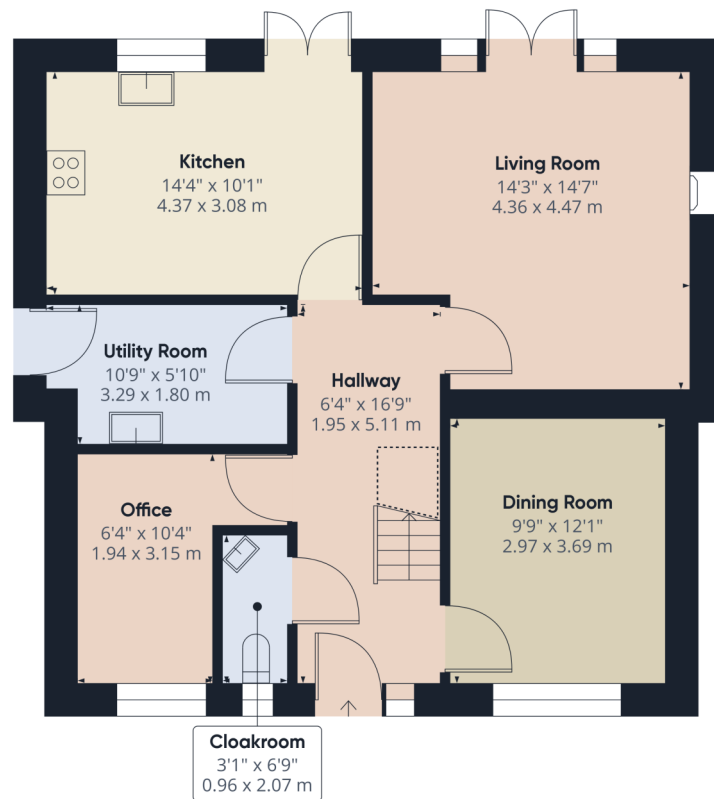
**IMMACULATELY PRESENTED FOUR-BEDROOM DETACHED DWELLING SITUATED IN A POPULAR
CUL-DE-SAC, WITH OFF-ROAD PARKING AND A BEAUTIFULLY MAINTAINED, ENCLOSED REAR GARDEN.
VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.**

Guide Price £550,000 to £600,000 Freehold

This immaculately presented, detached four-bedroom dwelling boasts a perfect blend of modern design and comfortable living, creating an inviting space that the new homeowner will be proud to call their own. With its convenient position, in close proximity to local amenities, green spaces, a reservoir and King George's Recreation Ground, the location is ideal for those who enjoy the great outdoors.

Briefly, the ground floor accommodation comprises of a hallway, living room, kitchen, dining room, utility room, office and a cloakroom. On the first floor are four bedrooms, one with en-suite, and a bathroom. Externally there is a beautiful, enclosed rear garden and a driveway with a carport offering that all important off-road parking.

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



Approximate total area⁽¹⁾
1464.48 ft²
136.05 m²

Reduced headroom
13.41 ft²
1.25 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

Bursledon Windmill was built in 1814. The mill is a five storey tower mill with a stage at first floor level. The four Common sails are carried on a wooden windshaft, which also carries the wooden brake wheel. This drives the wooden wallower, located at the top of the wooden upright shaft. The wooden great spur wheel at the bottom of the upright shaft drives three pairs of underdrift millstones.

The Bursledon Brickworks, based in the village of Swanwick, was founded in 1897 and produced the famous Fareham red brick. Today it is the last surviving example of a Victorian steam powered brickworks in the country. The brickworks were sold to Hampshire Buildings Preservation Trust and can be visited as the Bursledon Brickworks Industrial Museum.

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

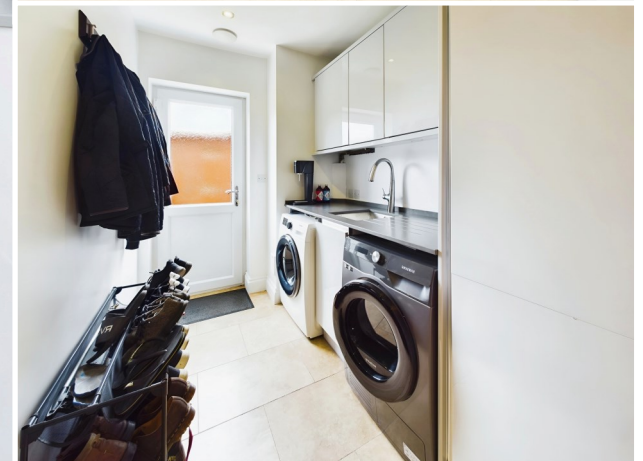
Upon entering the property, you are greeted by the bright and modern hallway. The hallway presents a tiled floor, which flows into the kitchen, utility room and cloakroom, doors to all rooms and stairs with a wooden spindle balustrade and recessed spotlights rising to the first floor.

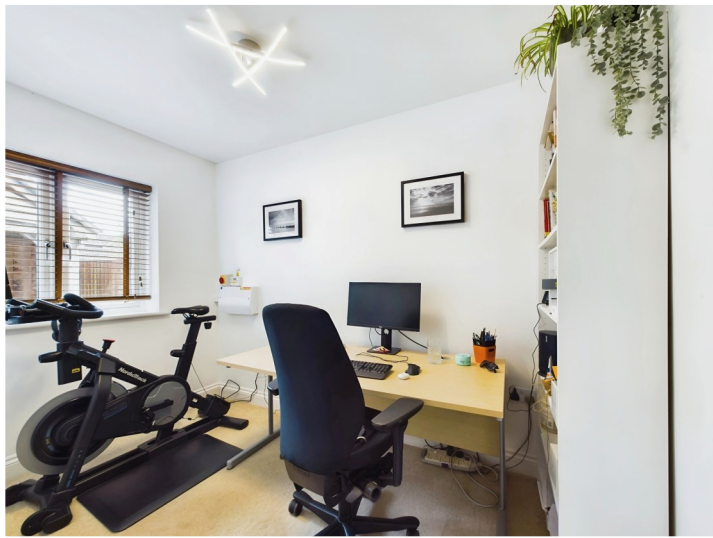
The well-proportioned living room is to the rear elevation and is a lovely space for both gathering and relaxing alike. It is decorated in neutral tones with a carpeted floor. French doors open out on the patio and offer a seamless transition from indoor to outdoor living.



The stylish and contemporary kitchen will prove popular with culinary enthusiasts and comprises of a number of wall and floor mounted units with under cupboard lighting and a quartz worksurface over. The kitchen boasts a number of integrated appliances including a built-in double oven/microwave, an induction hob with an extractor hood over, a fridge, and a dishwasher. There is appliance space for a wine cooler. An inset sink and drainer lie beneath a rear elevation window, providing views over the garden. A breakfast bar with base units, provides a convenient spot for informal dining. French doors open onto the rear garden.

The utility room offers a number of matching wall and floor mounted units with a quartz worksurface over. There is space and plumbing for a washing machine, an integrated fridge freezer and further appliance space. The utility room houses a condenser boiler. A half panel glazed door, to the side elevation, opens open the garden and pathway.





The dining room is of good proportions and benefits a window providing views over the property frontage. The room is neutrally decorated with a carpeted floor.

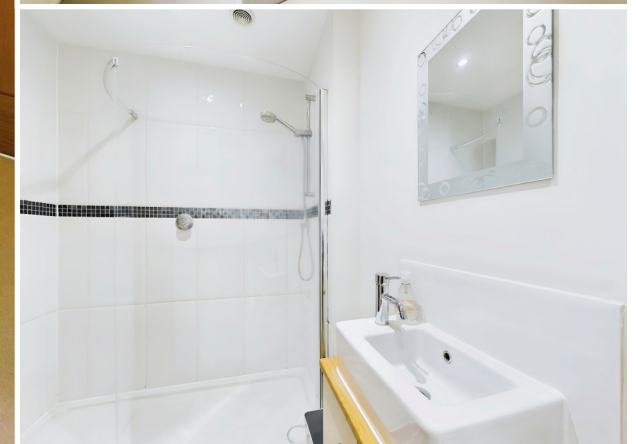
The office, also to the front elevation, presents a window looking over the driveway. Decorated in neutral tones with a carpeted floor, this versatile space is currently utilised as a home office, but would equally lend itself to being configured as a playroom or sung.

The ground floor further benefits from the added convenience of a cloakroom comprising of a low-level WC and a corner wash hand basin with storage beneath. There is a high-level obscured glazed window to the front elevation.

First Floor Accommodation

Ascending to the first-floor landing, which is a beautiful and light and airy space courtesy of a front elevation window, there are doors to principal rooms and a loft access point. There is an airing cupboard housing the hot water tank. The neutral carpet which adorns the stairs, flows into each of the four bedrooms.

Bedroom one, a true sanctuary, is a well-proportioned double room with a rear elevation window providing views over the garden. There is a fitted wardrobe and shelving, offering a handy storage solution. Bedroom one boasts a contemporary style en-suite shower room with a large walk-in shower cubicle, wash hand basin with a vanity unit beneath and a concealed cistern WC with a cupboard to the side. There is a heated towel radiator, shaver point and an extractor fan.





Bedroom two, another well-proportioned double room (king size bed in photograph), is decorated in neutral colours and offers a rear elevation window, with views over the garden, and loft hatch. Bedroom three, a good-sized double, is neutrally decorated and presents a front elevation window. Bedroom four is currently being used as a home office; however, this room would make an ideal single bedroom or nursery. There is a front elevation window providing views over the property frontage.

The contemporary style bathroom comprises of a p-shaped panel enclosed bath with a shower over, a wash hand basin with a vanity unit beneath and a concealed cistern WC with a cupboard to the side. There is tiling to principal areas, an electric mirror, shaver point, extractor fan and heated towel radiator. The bathroom has an obscured glazed window to the side elevation.



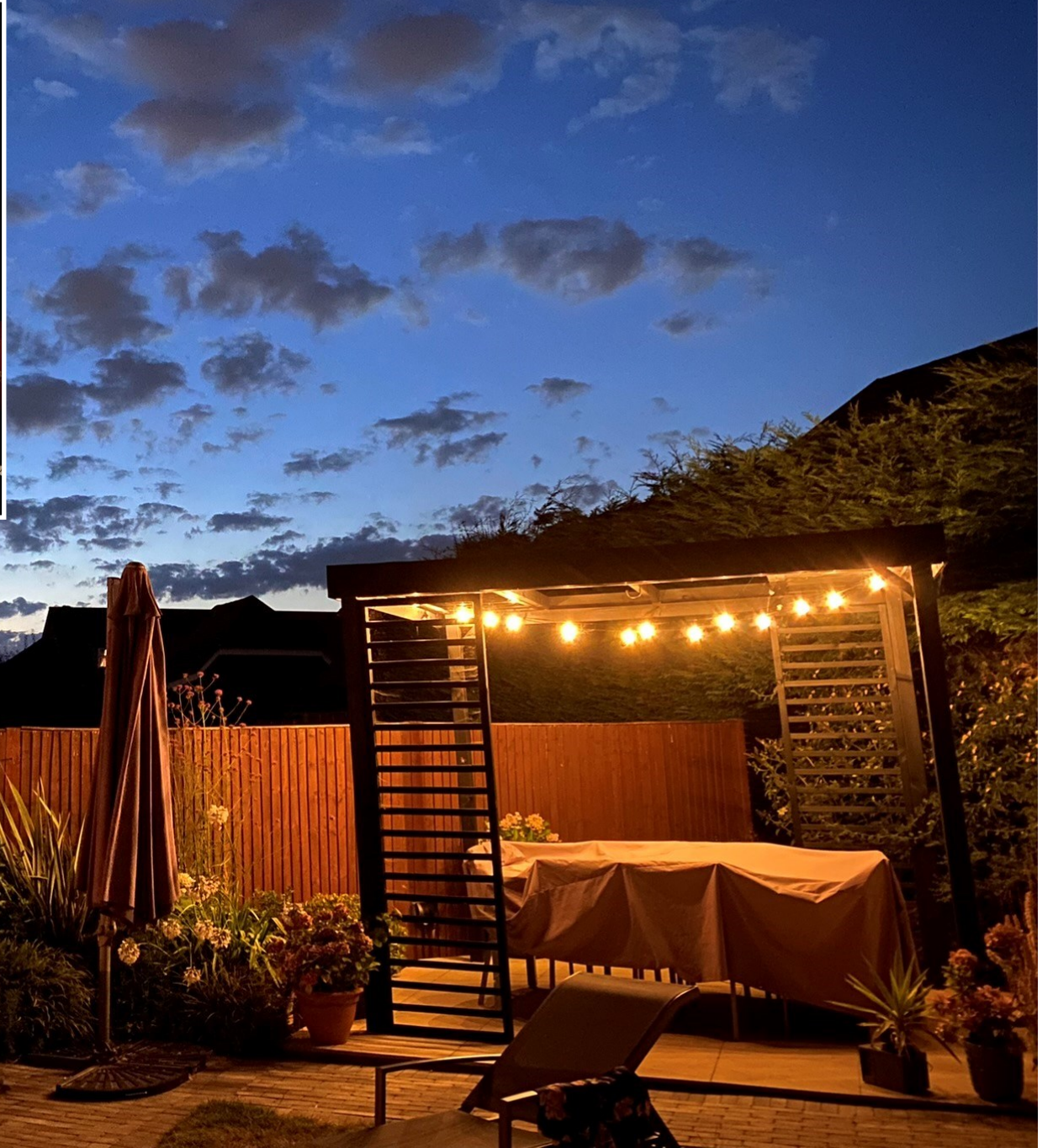


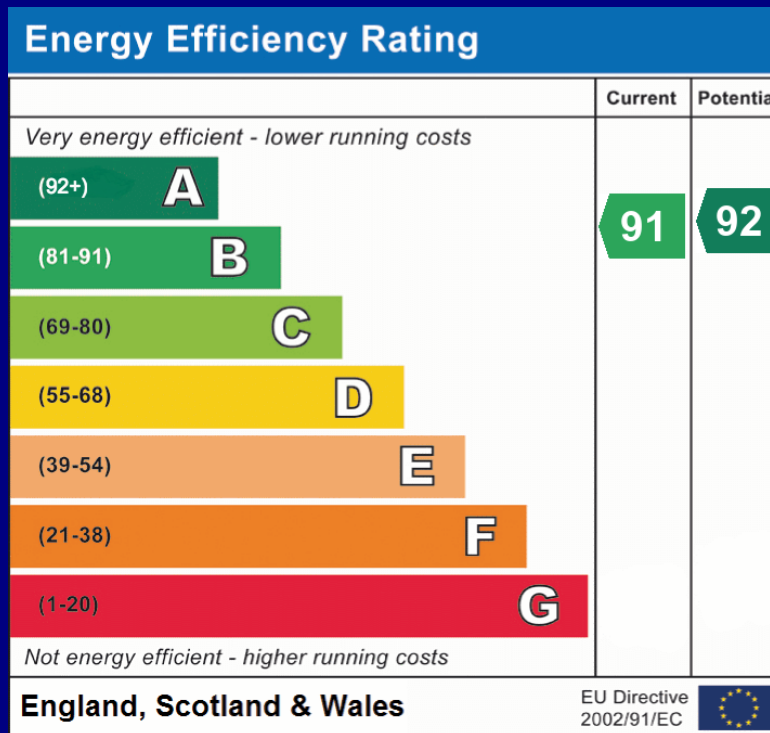
Outside

The property is approached by a shared access gravel driveway. The driveway immediately adjacent to the property is block paved and houses a timber framed carport and leads to the front door under a canopied porch. The front garden is laid to lawn. A footpath along the front of the house leads to a wooden gate, providing pedestrian access into the rear garden.

The beautifully landscaped and maintained rear garden is enclosed by timber fencing and offers a patio around an area laid to lawn. There are two terraces, one of which boasts a beautiful and sizeable pergola offering an ideal space for outdoor entertaining and al-fresco dining. The garden hosts numerous plants and shrubs which offer a splash of colour during the spring and summer months. To the side of the property is another area laid to lawn, here you will find a timber storage shed.







COUNCIL TAX BAND: E Eastleigh Borough Council
UTILITIES: Mains gas, electricity, water and drainage
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To arrange a viewing please contact us.

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

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. 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.