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HAMBLE LANE, BURSLEDON, SOUTHAMPTON, SO31 8EL



WELL-PRESENTED AND TASTEFULLY MODERNISED THREE-BEDROOM DETACHED PROPERTY WITH A GATED DRIVEWAY AND DOUBLE GARAGE. IT IS CONVENIENTLY SITUATED FOR ROAD LINKS, LOCAL AMENITIES, SCHOOLS AND GREEN SPACES. VIEWING RECOMMENDED TO APPRECIATE THE FABULOUS INTERIOR.

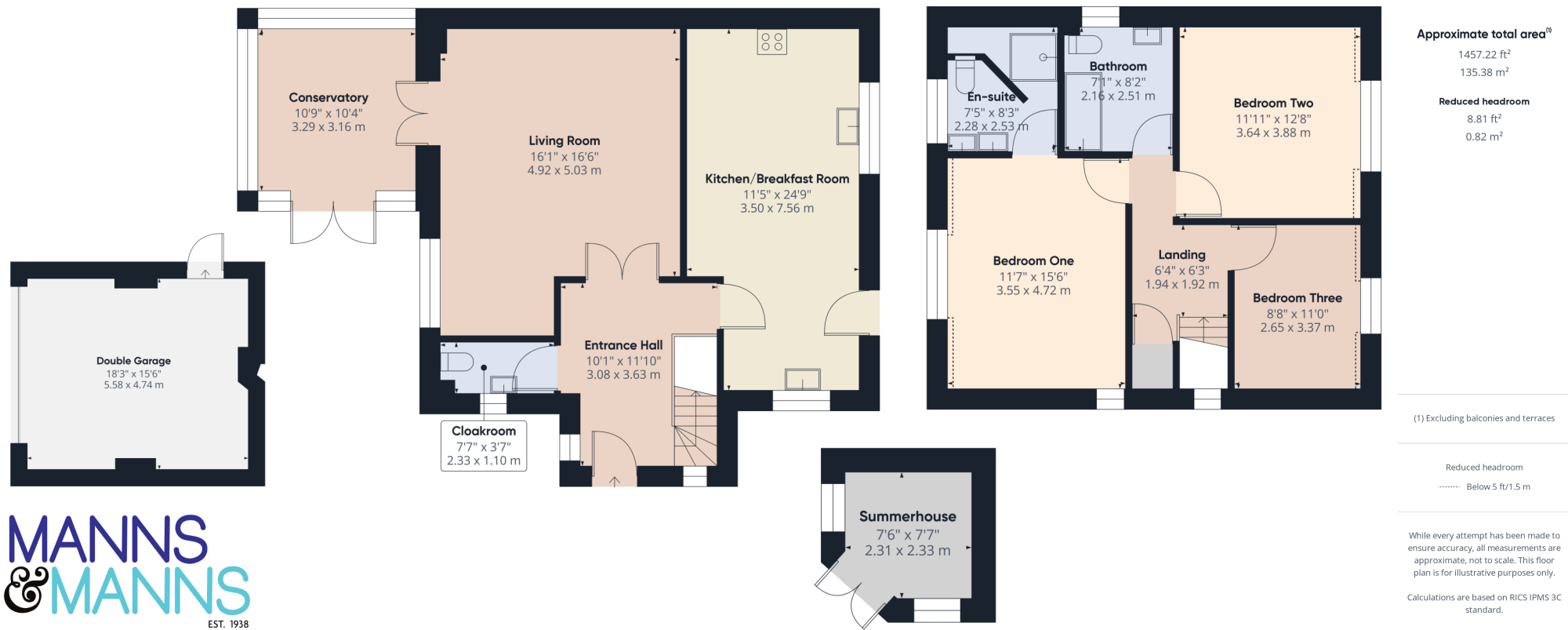
£550,000 Freehold

In our opinion, this immaculately presented three-bedroom detached property has been beautifully maintained throughout and boasts the perfect blend of comfort and convenience whilst maintaining close proximity to local amenities, schools, green spaces and transport links. This turnkey house offers the new owner the opportunity to move into an elegant yet functional home with minimal fuss. The property offers a driveway, with parking for multiple vehicles, and a double garage. There is a garden to the front of the dwelling and a courtyard with a summerhouse to the rear. The ground floor accommodation comprises of an entrance hall, living room, kitchen breakfast room, conservatory and a cloakroom. On the first floor are three bedrooms, with an en-suite to the principal bedroom, and a family bathroom.

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. 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.

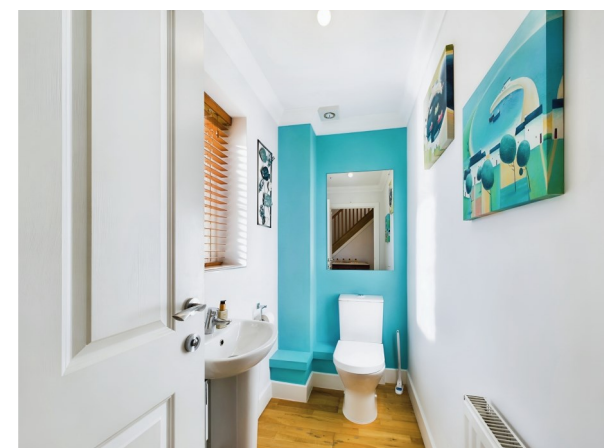
Local schools include Bursledon Infant and Junior Schools and The Hamble Secondary School. The area has excellent transport links via a train station, and the M27 motorway that links the neighbouring cities of Southampton, Portsmouth, and Winchester. Nearby Southampton Airport Parkway train station it is an approximately a 1 hour 20 minutes ride to London Waterloo.





Ground Floor Accommodation

Upon entering the property, you are welcomed by the entrance hall which offers doors to principal rooms and turning stairs rising to the first floor. The well-proportioned living room is perfect for relaxing and offers a side elevation window with a view over the garden. French doors open into the conservatory, which is of UPVC construction on a dwarf brick wall with a glazed roof. This is a lovely versatile space, currently being utilised as an office, but would equally make a lovely playroom or extension of the living room. There are windows to three aspects and French doors opening towards the garden. The heart of the home has to be the beautiful, contemporary fitted kitchen/breakfast room, which comprises of a comprehensive range of matching wall and floor mounted units with quartz worksurfaces and an inset sink with engraved drainer. This splendid kitchen will prove popular with culinary enthusiasts and integrated appliances include a double electric oven with grill and microwave, induction hob with an extractor hood, and a dishwasher. The utility area offers further storage, an inset sink and an integrated washing machine. There are windows to the front and side elevations, with a door opening onto the courtyard. The ground floor accommodation boasts the added convenience of a cloakroom with a wash hand basin and WC.







First Floor Accommodation

Ascending to the first floor, the landing offers doors to principal rooms, an airing cupboard housing the hot water tank and a loft access point. Bedroom one, a true sanctuary for relaxation, is a well-proportioned double room with windows to the front and side elevations. The modern en-suite offers a touch of luxury. It is tiled to the floor and walls and offers a large walk-in shower with a rainfall effect shower, dual wash hand basins and a concealed cistern WC.



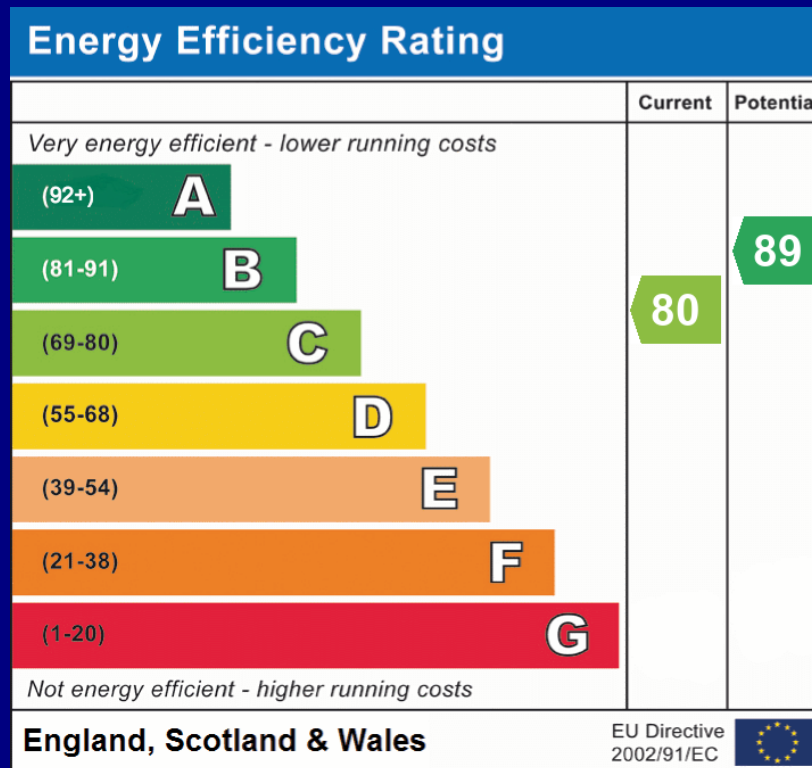
Bedroom two is another well-proportioned double room and benefits from a side elevation window. Bedroom three is a double room with a side elevation window. The family bathroom is tiled to the floor and walls and comprises of a p-shaped panel enclosed bath with a shower over, wash hand basin and a WC.

Outside

The property is accessed via a driveway which is shared with one other property. An electric gate opens to reveal the private driveway which offers parking for multiple vehicles and leads to a detached double garage, and to the entrance door under a canopied porch. A pedestrian gate allows access into the courtyard. Two steps lead to the garden which is largely laid to lawn.

The double garage benefits from power and lighting and retains an electronically operated up and over to the front aspect. There is a pedestrian door to the side aspect. The courtyard is mainly laid to flagstone paving and is enclosed by timber fencing. A raised decked area houses a canopied summerhouse, which is currently being used as a bar, making this the perfect area for outdoor entertaining and al fresco dining.





COUNCIL TAX BAND: D - Eastleigh Borough Council. 2024/25 £2102.49.

UTILITIES: Mains gas, electricity, water and drainage.

CONSTRUCTION: Year of construction 2011. Brick elevations under a pitched tiled roof.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

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