

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNNS
& MANNNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

WHEELERS MEADOW, BURSLEDON, SOUTHAMPTON, SO31 8JQ



MODERN AND SPACIOUS FOUR BEDROOM DETACHED PROPERTY OCCUPYING AN ENVIABLE CORNER PLOT SITUATED IN AN EXCLUSIVE GATED DEVELOPMENT. BOASTING OFF-ROAD PARKING AND A DETACHED SPLIT-LEVEL ANNEXE WITH PLANNING FOR AN ADDITIONAL GROUND FLOOR EXTENSION, VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT.

£650,000 Freehold

We are delighted to market this beautifully modern four-bedroom detached property, occupying a corner plot and situated in an exclusive gated development. The dwelling was built in approximately 2004 of brick elevations under a pitched tiled roof. Boasting two reception rooms, four well-proportioned bedrooms and a well-equipped kitchen, this property provides ample spaces for both entertaining and relaxing and offers flexible accommodation designed to meet the demands of modern living. A standout feature of this property is the detached split-level annexe with planning permission in place for a further ground floor extension. Externally, there is a driveway providing off road parking and low maintenance, landscaped gardens.

Location-wise, the property is, in our opinion, ideally situated for transport links, nearby schools, local amenities, green spaces, and parks, making it suitable for families or those who appreciate the convenience of urban living within a tranquil neighbourhood.

In conclusion, this house is more than just a place to live; it's a lifestyle. Its blend of comfort, convenience, and setting make it a truly desirable property. Contact us today to arrange a viewing.



The Local Area Of Bursledon

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.

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 hallway with doors to principal rooms, stairs rising to the first floor and an understairs storage cupboard. Amtico flooring adorns much of the ground floor accommodation.

The well-proportioned living room is perfect for relaxing and benefits from a window with views over the property frontage. A fireplace with a gas flame effect fire, enhances the cosy ambience. Double doors open into the dining room, which benefits from French doors opening onto the patio, offering a seamless transition from indoor to outdoor living. Further double doors open directly into the kitchen/breakfast room.



The well-equipped kitchen/breakfast room will prove popular with culinary enthusiasts and comprises a comprehensive range of matching wall and floor mounted units with a roll top worksurface over. There is a gas hob with an extractor hood over, double electric oven, integrated fridge freezer and an integrated dishwasher. A breakfast bar provides a handy space for informal dining. A rear elevation window and door overlook and open onto the patio. A door opens into the utility room, which comprises wall and floor mounted units with a worksurface over. There is space and plumbing for a washing machine, appliance space for a tumble dryer and a side elevation window.

The study is a lovely versatile room which would make a beautiful home office, snug or even a playroom. There is a front elevation window offering a view of the garden.



First Floor Accommodation

Ascending to the first floor, the landing offers doors to principal rooms.

Bedroom one, a sanctuary for relaxation, boasts two front elevation windows with views over neighbouring fields. This room presents a fitted furniture system comprising wardrobes with integral lighting, shelving and hanging rails, and a dresser with draws to either side and space for a footstool. A door opens into the en-suite offering a panel enclosed bath with an electric shower over, a wash hand basin and a WC.

Bedroom two is a well-proportioned double room presenting a front elevation window with views over neighbouring fields. This bedroom also benefits from the added convenience of an en-suite comprising a shower cubicle, wash hand basin and a WC.





Bedrooms three and four are both double room with rear elevation windows looking over the garden. The family bathroom comprises a panel enclosed bath with an electric shower over, a wash hand basin and a WC.

Split Level Annexe

The former garage has been converted into a lovely split-level annexe. It retains two up and over doors to the front aspect with storage behind. The ground floor is currently used as an entertaining space and is ideal for families with older children. Stairs rise to the first floor to reveal a well-proportioned room, currently utilised as a home office, with a sloped ceiling and a dormer window. Planning permission has been granted (H/20/88448) to further convert the annexe to include a ground floor extension.



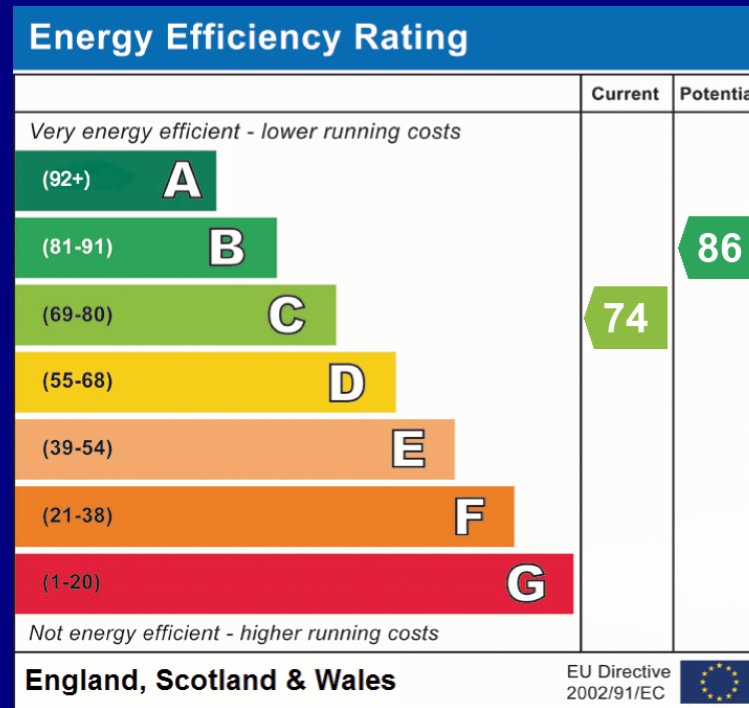


Outside

The property benefits from a block paved driveway providing off road parking for two vehicles. The dwelling is approached by a paved footpath leading to the entrance door under a canopied porch. The front garden is laid to artificial lawn with decorative planted borders containing an array of shrubs and trees. The landscaped rear garden is enclosed by timber fencing with a side access pedestrian gate. There is an area laid to artificial lawn and various pathways edged with gravel borders leading to two seating areas. The borders contain a number of established shrubs and trees. A spacious patio, adjacent to the property and annexe, provides an idyllic spot for outdoor entertaining and al-fresco dining, it also boasts a covered barbeque area.







COUNCIL TAX BAND: Eastleigh Borough Council - F. Charges for 2024/25 £3036.93

UTILITIES: Mains gas, electricity, water and drainage.

ESTATE MANAGEMENT CHARGE: Circa £600 per annum, paid twice yearly.

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
Southampton, SO31 8EP



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

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.