

**NEW HOME**

**PLOT 3 OAK LODGE, BRIDGE ROAD, BURSLEDON  
HAMPSHIRE, SO31 8AL**



Image of Plot 1 now completed. Please note that the exterior of the property available may differ as currently under construction.

Fabulous opportunity to purchase a wonderful new five bedroom detached home currently under construction, which offers a discerning purchaser (s) the delightful blend of elegance, functionality, and comfort in a sought-after location. It is nearby to local marinas, M/A27 transport links, primary school, train station, the famously picturesque River Hamble, and array of eating and drinking establishments.  
Viewing recommended and strictly by appointment only.

**£795,000 FREEHOLD**

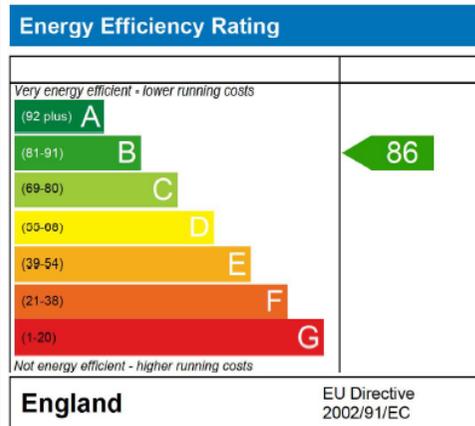
## Introduction

This incredible dwelling is offered by Hartly Ltd who combine sought after locations, traditional skills and contemporary designs to create generous, comfortable homes to be proud of.

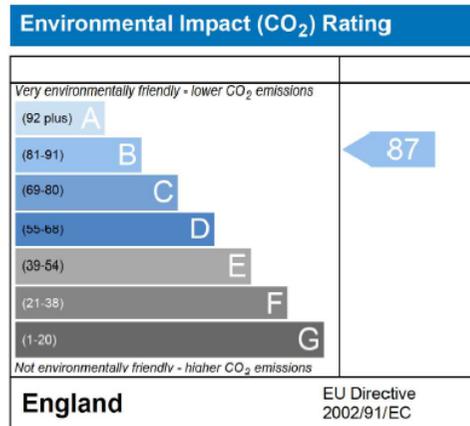
Situated in a charming area of Bursledon with excellent transport links, local amenities, and a strong community spirit, this superb new build detached property is now available for sale. The property has an attractive design and is within close proximity to the River Hamble and famous sailing facilities, ideal for the discerning purchasers seeking a vibrant living environment.

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP2012 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Specification

- ◆ Detached.
- ◆ 5 bedrooms.
- ◆ Two en-suite shower rooms & family bathroom fitted with Porcelanosa sanitaryware.
- ◆ Brick paved driveway with ample parking for several vehicles
- ◆ Single garage with roller door, power and light.
- ◆ Samsung air-source heating system with pressurised hot water tank to the first floor.
- ◆ Underfloor heating to the ground floor with wall mounted thermostat controls.
- ◆ Radiators to the first floor bedrooms.
- ◆ Hardwired smoke alarms to the ground and first floor.
- ◆ Built in 'Bosch' appliances which include a full size integrated fridge and freezer, induction hob with extractor above, electric oven and grill & integrated dishwasher.
- ◆ Wine cooler to the kitchen island.
- ◆ Ceramic tiled floor to the kitchen/diner & utility.
- ◆ Delightful garden to the rear with patio area, mainly laid to lawn.
- ◆ Double glazed windows.

## General information:

- ◆ Warranty: Premier
- ◆ Council tax band: TBC
- ◆ Maintenance charge for common areas: Approximately £40-£50pcm.
- ◆ Management company: Oak Lodge (Bursledon) Management Ltd
- ◆ Mains electric, water and drainage. No gas.
- ◆ **Constructed traditionally from brick and block with attractive timber cladding to the upper front elevation and a concrete tiled roof. The main front image is plot one that has now completed. Please note that this property is currently under construction and may be subject to material changes.**

## 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.

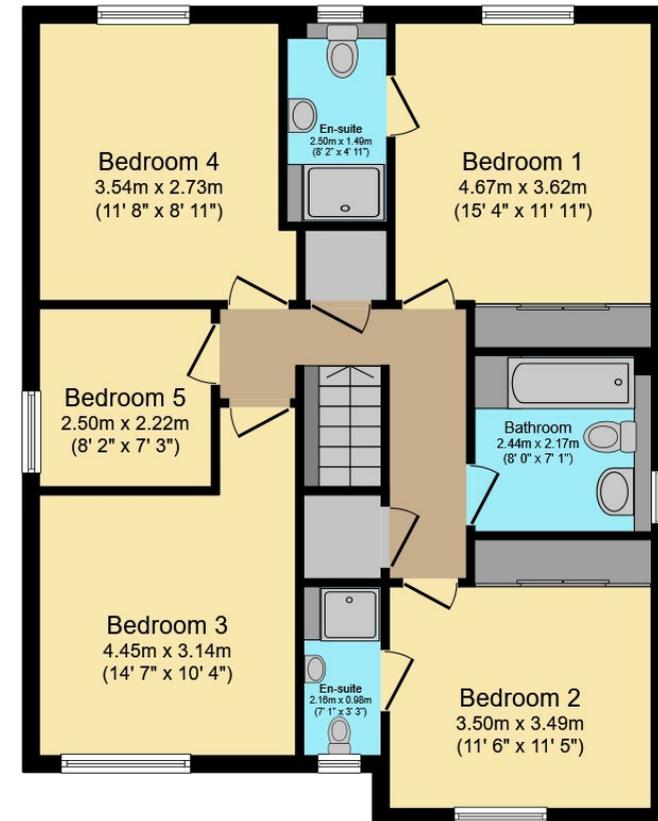
The Bursledon Brickworks, based in the village of Swanwick, was founded in 1897 and produced the famous Fareham red brick. Today it is the last surviving example of a Victorian steam powered brickworks in the country. The brickworks were sold to Hampshire Buildings Preservation Trust and can be visited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

Floor area 106.9 sq.m. (1,150 sq.ft.)



## First Floor

Floor area 75.9 sq.m. (817 sq.ft.)

**TOTAL: 182.7 sq.m. (1,967 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Example of lounge finish

PLEASE NOTE THESE IMAGES ARE OF THE SHOW HOME AND PROPERTY WITHIN THIS DEVELOPMENT.



**To the ground floor**, there is an open-plan kitchen/diner which has a generous area for dining and is fully equipped with top-of-the-line Bosch appliances, a kitchen island, wine cooler and Quartz countertops; perfect for culinary enthusiasts.

A door leads to the utility room with space and plumbing for a washing machine, further appliance space and further door leading into the garage.

The living room is located towards the front elevation with a bay window to the front aspect. There is a fireplace which has been built should a purchaser wish to add a log burning stove. (Please note a log burner is not included in the sale price). This wonderful room has an abundance of light during daytime hours but is equally ideal for those cosy evenings.

A well-proportioned study, with a window to the front aspect and a cloakroom complete the ground floor accommodation.



**The internal accommodation** boasts five bedrooms, including a spacious master bedroom with en-suite shower room, built-in wardrobe and ample natural light. Bedroom two offers a generous space, built-in wardrobe, and en-suite. Three further bedrooms lead from the lovely landing space.

The main bathroom will be fully tiled to the walls, bath and floor and will have a handheld shower with glazed screen to the bath area, WC with concealed cistern and a vanity unit with wash basin and toiletry cupboard.

The two modern en-suites will feature luxurious amenities such as fully tiled shower cubicles, chromium heated towel rails, vanity units finished with stylish Porcelanosa tiles, ensuring comfort and convenience.

#### **Outside...**

The property includes a single garage with an access door from the utility room, a roller garage door to the front, electric and lighting. There is private brick paved driveway with ample parking for several vehicles and a pleasant garden which will have an area of lawn and paved patio area adjacent to the kitchen, ideal for entertaining.

Hartly Ltd are members of



**ACTING AGENT**



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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).

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