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OLD BRIDGE CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8AX



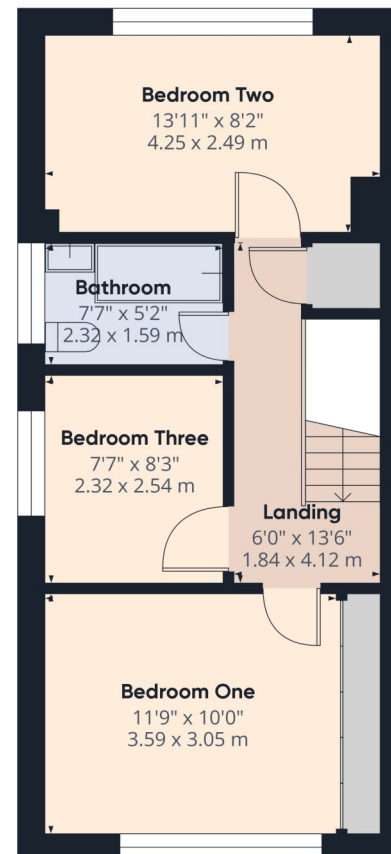
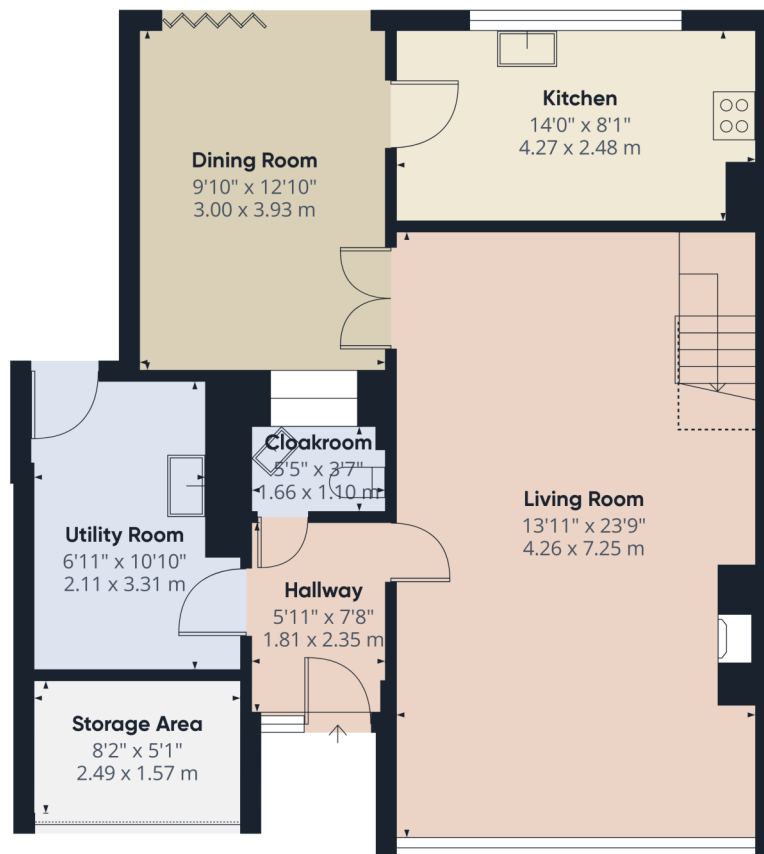
BEAUTIFULLY PRESENTED AND MODERNISED THREE-BEDROOM LINK DETACHED PROPERTY WITH LANDSCAPED REAR GARDEN AND OFF-ROAD PARKING FOR SEVERAL CARS, SITUATED ON A CORNER PLOT IN A HIGHLY POPULAR AREA WHICH IS ONLY A STROLL AWAY FROM THE OUTSTANDING RIVER HAMBLE.

£450,000 Freehold

This delightful three bedroom link detached property is situated in a popular residential location, boasting excellent transport links by road, train and bus, and is in close proximity to the famous River Hamble and Swanwick Marina. The dwelling was built in circa 1969 of brick elevations under a pitched tiled roof and benefits from double glazing, gas fired heating and electric underfloor heating to the kitchen and dining room.

This beautiful family home has been lovingly decorated in neutral tones and offers the new owner the opportunity to move with minimal fuss. Briefly, the ground floor accommodation comprises a hallway, living room, dining room, kitchen, utility room and a cloakroom. On the first floor are three bedrooms and a bathroom. Outside is a driveway and gardens.

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



Approximate total area⁽¹⁾
1168.11 ft²
108.52 m²

Reduced headroom
11.81 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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

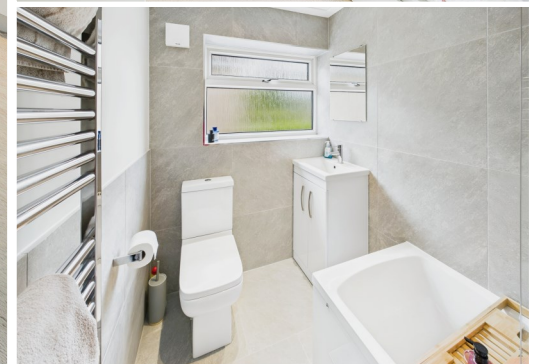
Upon entering the property, you are greeted by the hallway offering doors into the living room, utility room and cloakroom. The utility room comprises a range of wall and floor mounted units with a worksurface over. There is a 1½ bowl sink and drainer and appliance space for a washing machine and tumble dryer. A door opens out into the rear garden. The modern cloakroom comprises a WC and corner wash hand basin. The generously proportioned living room is light and airy with a large front elevation window allowing an abundance of natural light to fill the space. This beautiful room is perfect for entertaining or simply relaxing in front of the open fireplace at the end of a busy day. There are stairs rising to the first floor and double doors opening into the dining room. The well-proportioned dining room boasts bifold doors which open directly onto the patio offering a seamless transition from indoor to outdoor living. A door opens into the kitchen. The contemporary kitchen will prove popular with culinary enthusiasts and benefits from a comprehensive range of matching wall and floor mounted units with a granite worksurface over. There is a butler sink beneath a rear elevation window, providing views over the rear garden. Integrated appliances include a five-burner gas hob with an extractor above, twin electric ovens and a dishwasher. There is space for an American style fridge freezer.





First Floor Accommodation

Ascending to the first floor, the landing offers doors to all rooms, a cupboard housing the boiler and a loft hatch. Bedroom one is a well-proportioned double room with a front elevation window and a fitted wardrobe system to one wall. Bedroom two is another good-sized double room with a rear elevation offering views over the rear garden. Bedroom three is a lovely versatile space that could be utilised as a home office if needed. This bedroom benefits from a side elevation window. The modern bathroom is principally tiled and comprises a panel enclosed bath with a rainfall effect shower over, a wash hand basin with vanity unit and a WC. There is a side elevation obscured window and heated towel radiator.

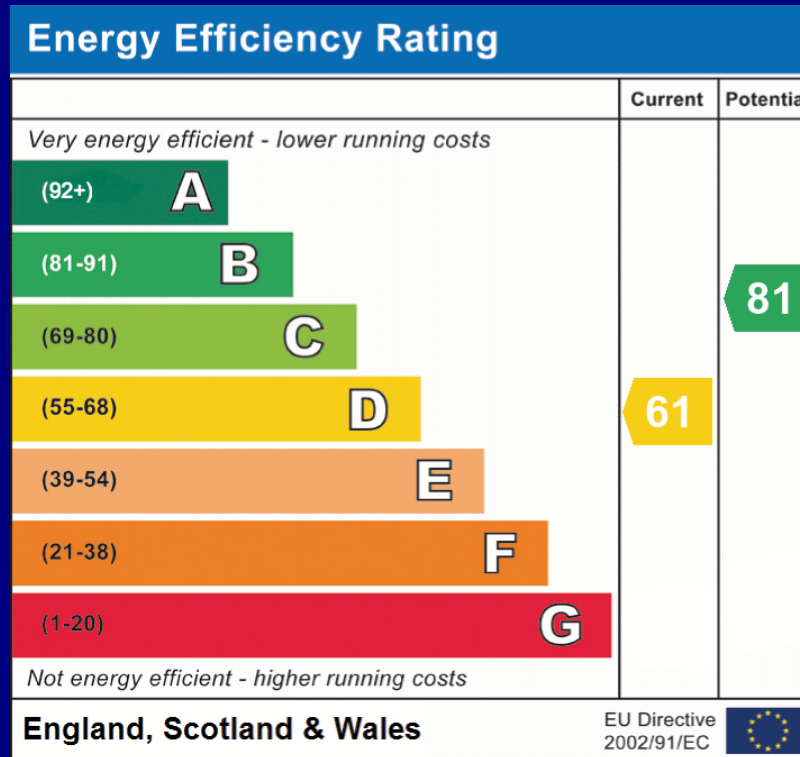


Outside

The property is approached by a driveway providing off-road parking for multiple vehicles. The former garage has now been converted into a utility room; however, the up and over door to the front aspect has been retained and the area behind offers useful storage. The front garden is laid to lawn. An EV charger is located aside the front door under a covered porch.

The landscaped rear garden is fully enclosed by timber fencing and is largely laid to lawn. A dwarf brick wall edges the raised, decorative planted borders containing a variety of plants and shrubs. A spacious paved patio area, adjacent to the dwelling which also wraps around the side of the property, offers the ideal space for outdoor entertaining and al fresco dining.





COUNCIL TAX BAND: E - Eastleigh Borough Council. Charges for 2024/25 2,705.10.

UTILITIES: Mains gas, electricity, water and drainage.

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

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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).

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