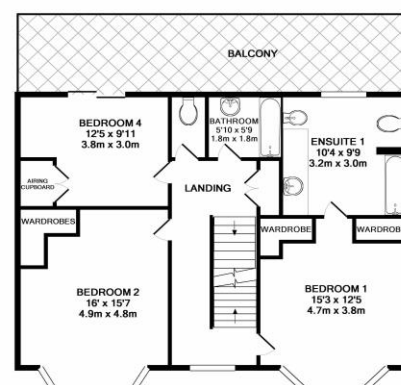
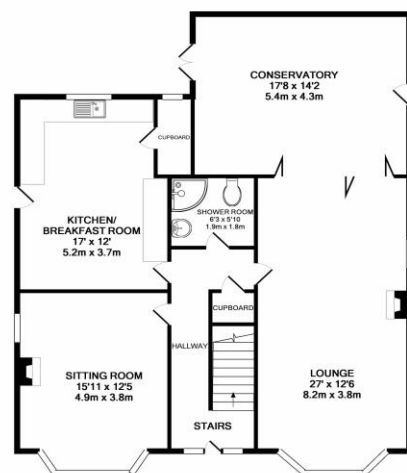
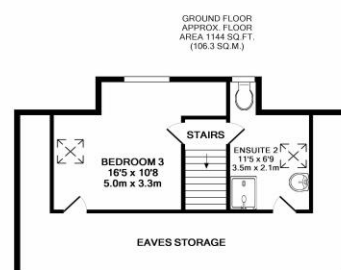




BRAMBLES



1ST FLOOR
APPROX. FLOOR
AREA 750 SQ.FT.
(73.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 2352 SQ.FT. (218.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2ND FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)

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Oaklands, Providence Hill Bursledon Southampton SO31 8AT

Brambles Estate Agents are delighted to welcome to the market this four bedroom 1950's detached family home. The property offers wonderful living and entertaining space to the ground floor, including a sitting room, kitchen and lounge with tri-folding doors which open fully to the conservatory to create a spacious reception room. On the first floor are three bedrooms, one of which has its own ensuite. There are also sliding doors leading out onto a balcony over looking the beautiful South facing garden with its mature trees and shrubbery. To the second floor is another bedroom with its own ensuite and wonderful views of the garden. There is a generously sized driveway with space for several cars, motorhome/boat to the front of the property as well as a car port and a single garage. Situated in Bursledon this property is within close proximity to local schools and shops such as the Tesco superstore and easy access to the M27 with links to the M3, Southampton Airport and Southampton Parkway station. Properties of this calibre are rare to the open market in Bursledon and therefore we would advise viewing at your earliest convenience.

£825,000 Freehold

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BRAMBLES

Oaklands Providence Hill, Bursledon, Southampton, Hampshire, SO31 8AT £825,000 Freehold, Subject to contract

THE ACCOMMODATION COMPRISES: (All room dimensions are approximate)

HALL:

Wooden door with opaque insets leading to hall. Two windows either side of front door with opaque insets to front. Skirting boards. Picture rail. Carpet. Radiator. Carpeted stairs rising to first floor. Doors leading to all rooms on the ground floor and under stairs storage cupboard.

LOUNGE: 8.23m (27ft 0in) x 3.8m (12ft 6in)

Carpet. Two radiators. Coving. Skirting boards. Log burner set in a stone fireplace with marble hearth and marble mantel piece. Double glazed bay window to front. Double glazed stain glass window to side. Tri-folding doors leading out to conservatory.



CONSERVATORY: 4.32m (14ft 2in) x 5.39m (17ft 8in)

Laminate flooring. Radiator. Skirting boards. Inset spotlights. Double glazed anti glare roof. UPVC door to side. UPVC double glazed double doors to side. Two walls lights. Chandelier.



SITTING ROOM: 4.85m (15ft 11in) into bay x 3.78m (12ft 5in)

Skirting boards. Picture rail. Radiator. Working fireplace set in a brick hearth with tiled mantel piece. Carpet. Double glazed bay window to front. Leaded stained glass window to side.



DOWNSTAIRS SHOWER ROOM: 1.9m (6ft 3in) x 1.77m (5ft 10in)

Tiled flooring. Hand wash basin with chrome mixer taps set in vanity unit with tiled surround. Picture rail. Shower cubical with wall mounted power shower attachment and tiled surround. Opaque window to rear. Low level W.C. Radiator. Extractor fan.

KITCHEN/BREAKFAST ROOM: 5.17m (17ft 0in) x 3.65m (12ft 0in)

Tiled flooring. Radiator. Skirting boards. Coving. Range of matching wall and base units. Work surface. Tiled splashback. Space and plumbing for dishwasher. Sink and drainer with chrome mixer tap. Window to rear. Four point gas hob with extractor hood above. Integrated oven and grill. Integrated fridge and freezer. Stable door to side leading to garden. Door leading into pantry cupboard with space and plumbing for a washing machine and tumble dryer and shelving. Remote controlled ceiling fan.



LANDING:

First floor landing has continuation of carpet from stairs. Skirting boards. Picture rail. Radiator. Double glazed window to front. Doors leading to cupboard.

BEDROOM 1: 4.66m (15ft 3in) into bay x 4m (13ft 1in)

Carpet. Picture rail. Double glazed bay window to front. Radiator. Fitted wardrobes.



ENSUITE: 2.97m (9ft 9in) x 3.15m (10ft 4in)

Carpet. Skirting boards. Part tiled walls. Hand wash basin set in vanity unit. Panelled bath with chrome mixer taps. Wall mounted power shower attachment with tiled surround. Low level W.C. Radiator. Bidet. Double glazed window to rear.

BEDROOM 2: 4.87m (16ft 0in) into bay x 4.75m (15ft 7in)

Carpet. Skirting boards. Picture rail. Fitted wardrobe. Radiator. Double glazed bay window to front.

BEDROOM 4: 3.02m (9ft 11in) reducing to 1.66 x 3.79m (12ft 5in) reducing to 3.22

Skirting boards. Picture rail. Carpet. Airing cupboard housing central heating boiler. Radiator. Sliding door leading out to balcony.

FAMILY BATHROOM: 1.75m (5ft 9in) x 1.77m (5ft 10in)

Picture rail. Fully tiled walls. Radiator. Panelled bath with chrome mixer taps. Wall mounted power shower attachment. Double glazed opaque window to rear. Pedestal hand wash basin.

CLOAKROOM: 1.75m (5ft 9in) x 0.92m (3ft 0in)

Carpet. Skirting boards. Picture rail. Radiator. Low level W.C. Double glazed opaque window to rear.

BEDROOM 3: 5m (16ft 5in) reducing to 3.97 x 3.26m (10ft 8in) reducing to 2.62

Carpet. Skirting boards. Radiator. Double glazed window to rear. Velux window to side. Eaves storage.



SECOND FLOOR LANDING:

Carpeted stairs rising to second floor. Second floor landing has continuation of carpet from stairs. Skirting boards. Door leading to ensuite. Door leading to bedroom three.

ENSUITE 2: 2.55m (8ft 4in) extending to 3.48 x 2.06m (6ft 9in) reducing to 0.67

Carpet. Skirting boards. Double glazed opaque window to rear. Radiator. Velux window to side. Eaves storage. Pedestal hand wash basin. Low level W.C. Shower cubical with tiled surround. Wall mounted electric shower attachment.

OUTSIDE:

Beautiful mature rear south facing garden. Raised decking area. Patio area. Green house. Summer house. Side access to front of property via gate. Mainly laid to lawn with mature shrubbery and trees. Storage shed. Outside tap. Outside lighting. Front garden has a large driveway leading to the front of property. Single garage with manual up and over door. Car port. Laid to lawn area with mature shrubbery and trees. Steps leading up to front of property.

