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Rosedale Hungerford
Bursledon | Southampton | SO31

GUIDE PRICE | £849,999

Tenure | Freehold

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“Set in a highly desirable and most tranquil location, this exceptional home would be perfect for a growing family. Its large mature plot, close proximity to picturesque local walks and the Swanwick marina make it the ideal choice.”

AGENTS COMMENTS

Rosedale Hungerford

Bursledon | SO31

5 Bedrooms | En Suites | 23FT Living Room | Kitchen/Breakfast Room | Dining Room | Utility Room | Family Room

INTRODUCTION

Rosedale is an elegantly presented, and most charming Victorian home, situated in a peaceful and scenic location in the sought after area of Hungerford, Bursledon. Believed to date back to the late 1800's this warm and welcoming property has been sympathetically updated and extended, whilst retaining a wealth of charm and character, such as high ceilings and open fire places. The pleasant neutral décor blends classic with contemporary whilst enjoying accommodation that comprises a sizeable Living Room with wood burning stove and a separate Family Room, a large Dining Room and a Kitchen/Breakfast room with a separate Utility Room. The First Floor boasts five spacious bedrooms with luxury En Suite facilities to the Master and a notably larger than average Family Bathroom.

GROUND FLOOR

The property is entered through a traditional half glazed door that leads through to the Entrance Hall. Upon entering the property you immediately notice the light and airy feel due to the high ceilings and large original Victorian windows. The Living Room extends to 23ft in length with smooth plastered ceilings, stripped timber flooring and an open fireplace with tiled hearth and wood burning stove. There is ample room for furniture and the added benefit of twin windows to the side aspect and delightful French doors that lead out to the rear garden. Truly the heart of the home, The Kitchen comprises a range of farmhouse-style, wall mounted storage cupboards with low-level base units and drawers to match. A wooden work surface incorporates a handy breakfast bar with space provided beneath for a freestanding fridge and separate freezer. There is a butler-style, ceramic sink with mixer tap and space for a range-style cooker with a decorative tiled splash back. There is also space for a dishwasher and a door providing access to the rear garden. Separate from the Kitchen, the handy Utility Room comprises a range of units with low-level space and plumbing for a washing machine and tumble dryer. The Dining room enjoys high ceilings and an original Victorian window to the front aspect. There is ample room for a large dining table and chairs, sideboard and other freestanding furniture. Stripped timber flooring extends throughout and having been decorated and pleasant neutral tones the Dining Room also enjoys a real sense of space. The Family Room measures 12ft4 x 11ft and is currently utilised as a study. There is a large window to the front aspect and an a open fireplace with tiled hearth and wood burning stove.





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FIRST FLOOR

The first floor accommodates five bedrooms in total, each being of generous proportions and decorated in present neutral tones. The Master Bedroom is notably larger than average with ample room for large freestanding wardrobes if desired. Access is provided through to a superbly appointed En Suite shower room that has been refitted and comprises a walk-in shower cubicle with rain head shower attachment, a low-level WC and a traditional-style wash hand basin. Other features include a traditional heated towel rail and a glazed window to the rear aspect. The Family Bathroom is of generous proportions and comprises a rolled top bath with mixer tap and shower attachment, a low-level WC, a traditional style wash hand basin and a traditional heated towel rail.

OUTSIDE

The property enjoys off road parking via a gravel driveway for several vehicles. The rear of the property adopts a most secluded and elevated outlook with the rear garden extending to an average depth of approximately 200ft. Its interesting design creates three separate sections and offers enormous potential for extension to the main house or development within the garden (subject to the usual permissions.) A patio area provides the ideal space to unwind and enjoy the peaceful surroundings.

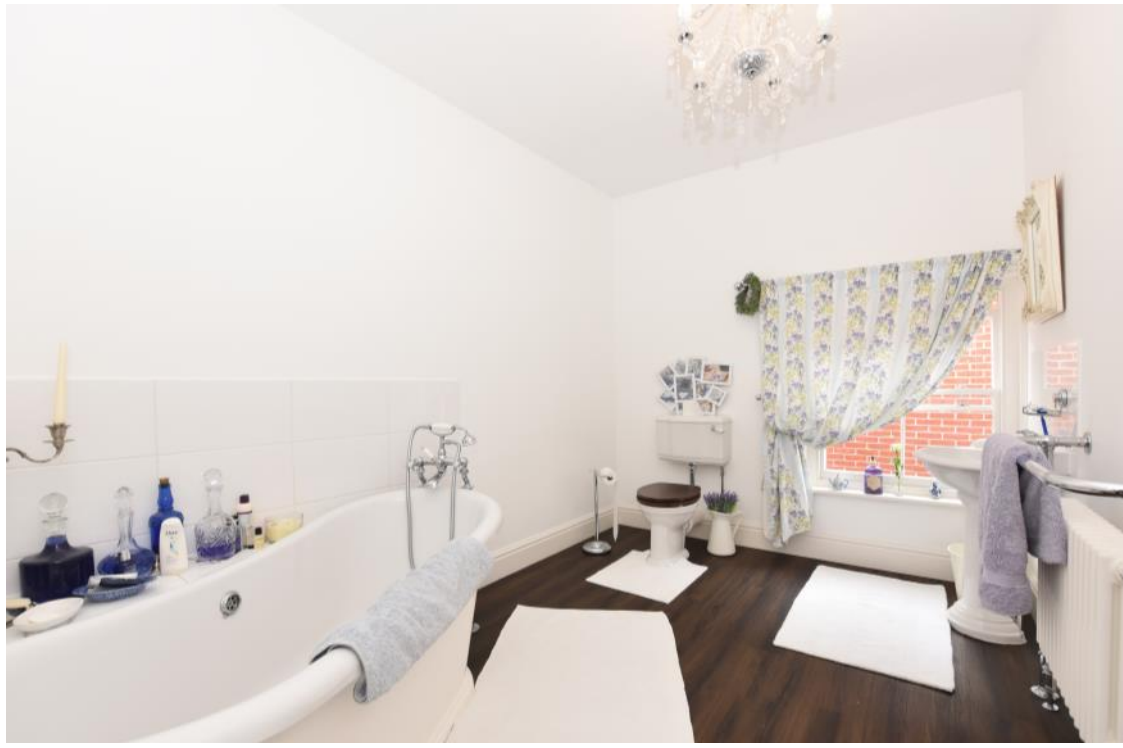
SITUATION & AMENITIES

Bursledon is a village situated on the edge of the River Hamble and north of the M27. Swanwick railway station on the West Coastway Line is approximately one mile south of the village near to Park Gate, making it an ideal location for commuting. With Swanwick marina close by the property is only a short walk away from local pubs and restaurants such as the Navigator Public house situated near the water. The village is also home to the last remaining example of a Victorian steam-powered brickworks.

DISCLAIMER

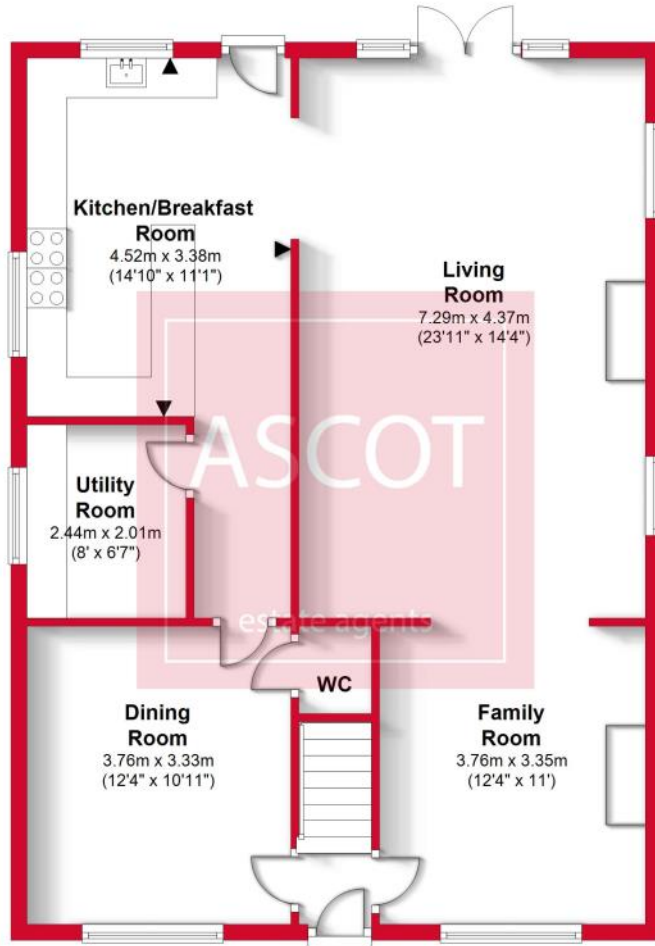
All measurements quoted are approximate. Ascot Estate Agents Limited has not tested the apparatus, fixtures, equipment or services and so cannot verify that they are in working order or fit for purpose. Any purchaser is advised to obtain verification from their legal advisors. Any reference to tenure or council tax are based upon information provided by the vendor. Fixtures and fitting mentioned in these details are not necessarily included in the sale. Ascot Estate Agents Limited has not had sight of any legal documentation, and as such advise any purchaser to obtain verification from their legal representative.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



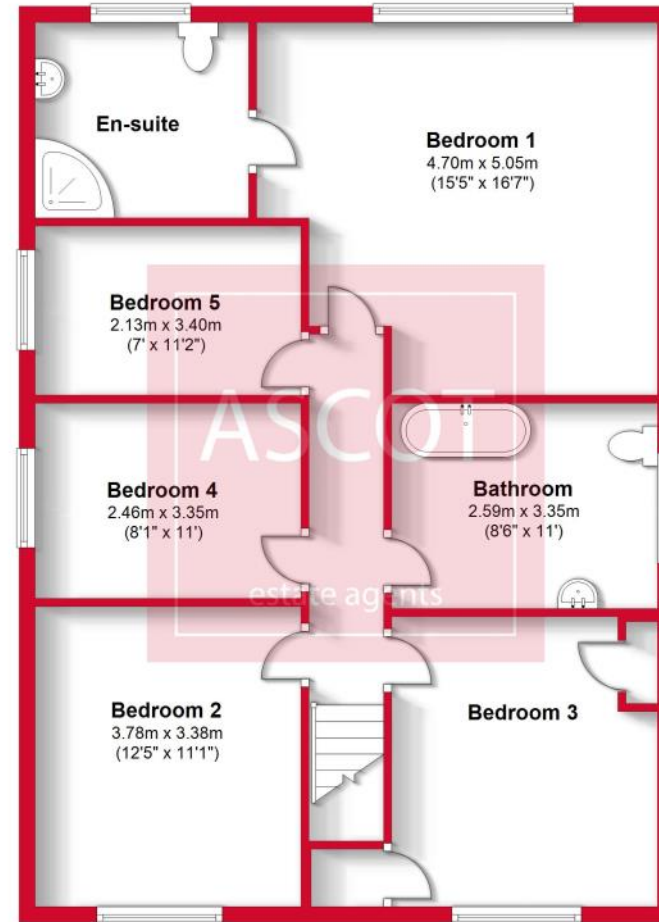
Ground Floor

Approx. 86.2 sq. metres (927.7 sq. feet)



First Floor

Approx. 87.6 sq. metres (942.5 sq. feet)



Total area: approx. 173.8 sq. metres (1870.2 sq. feet)

All measurements are approximate and intended as a guide only. Potential buyers are encouraged to take their own measurements.
Plan produced using PlanUp.

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