

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

**The Bungalow, Blundell Lane, Bursledon,
Southampton, Hampshire, SO31 1AA
Approx. 0.07 acres (0.18 Ha)**



**A wonderfully positioned semi detached 2 bedroom bungalow (879ft²)
located in an elevated position overlooking open countryside.
With secluded garden, parking space on the Property, shed and patio.
Close to River Hamble and Manor Farm Country Park.**

PRICE GUIDE £400,000

OFFERS INVITED

FREEHOLD FOR SALE - VACANT AND NO CHAIN - FOR SALE BY PRIVATE TREATY



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VIEWING INSTRUCTIONS: *STRICTLY BY APPOINTMENT ONLY.* It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk and further details, photographs and drone video footage is available showing the whole Property.

LOCATION: SO31 1AA. The Property identified with a circle on **Location Plan 1** and an arrow on **Location Plan 2**.

DIRECTIONS: What3Words: <https://what3words.com/hurry.giantCLOCKS>. Enter Blundell Lane, from Dodwell Lane. Proceed up the hill and after approx. 150m at the brow turn left into a gravel access track identified by the black arrow on the **Site Plan**. See Photographs. Proceed along the gravel track and the Bungalow is on the right hand side after approx. 50m.

Enter Blundell Lane from the A27 at the railway bridge close to the River Hamble. Proceed along Blundell Lane for approx. $\frac{2}{3}$ mile and past "Foulkes Riverside Boatyard" and passing over the M27. At the brow of the hill turn right into a gravel access track (as identified by the black arrow on the **Site Plan**) and the Bungalow is on the right hand side after approx. 50m.

BUNGALOW: Accommodation extending to approx. 379ft². See **Floor Plan**. Constructed of brick. Attached to neighbouring residential property with mono-pitched tiled roof (2018). The Bungalow has vaulted ceilings. Double glazing (2011).

PARKING: There is currently parking on the Property for one vehicle. There is the potential for additional spaces to be made on the Property.

GARDEN: Secluded and bounded by a brick wall and mature hedge. Level Lawn, Patio, Timber Shed. Oil Tank (2024).

ACCESSIBILITY: Level site. Level access into the Bungalow.

LAND REGISTRY: See Land Registry Plan and Register (Title HP734785) available on Selling Agent's website. The extent of the Property is outlined red on the Land Registry Register.

SERVICES: Electric and Mains Water. Oil Fired Combi-Boiler (2017). Mains Drainage. Telephone line connected. (Mains Gas is available in Blundell Lane).

PROPOSED NEW WATER METER - The current arrangement utilises a sub-meter from a mains supply and a neighbouring landowner charges for the water consumed. The Vendor proposes that the Property should have its own meter (from Southern Water so that a Purchaser shall then be billed direct) and is currently in the process to arrange this work. The current supply of water will continue meanwhile.

ACCESS: The Property benefits from a shared Right of Way for access and turning over a gravel track off Blundell Lane for approx. 75m as shown as hatched black on the **Site Plan**. **Strictly no obstructing or parking on the access.**

COUNCIL TAX: Property Band 2025/2026 = A - £1,475.52 per annum

LOCAL AUTHORITY: Eastleigh Borough Council, Eastleigh House, Upper Market Street, Eastleigh SO50 9YN. Tel: 023 8068 8000. <https://www.eastleigh.gov.uk/>



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

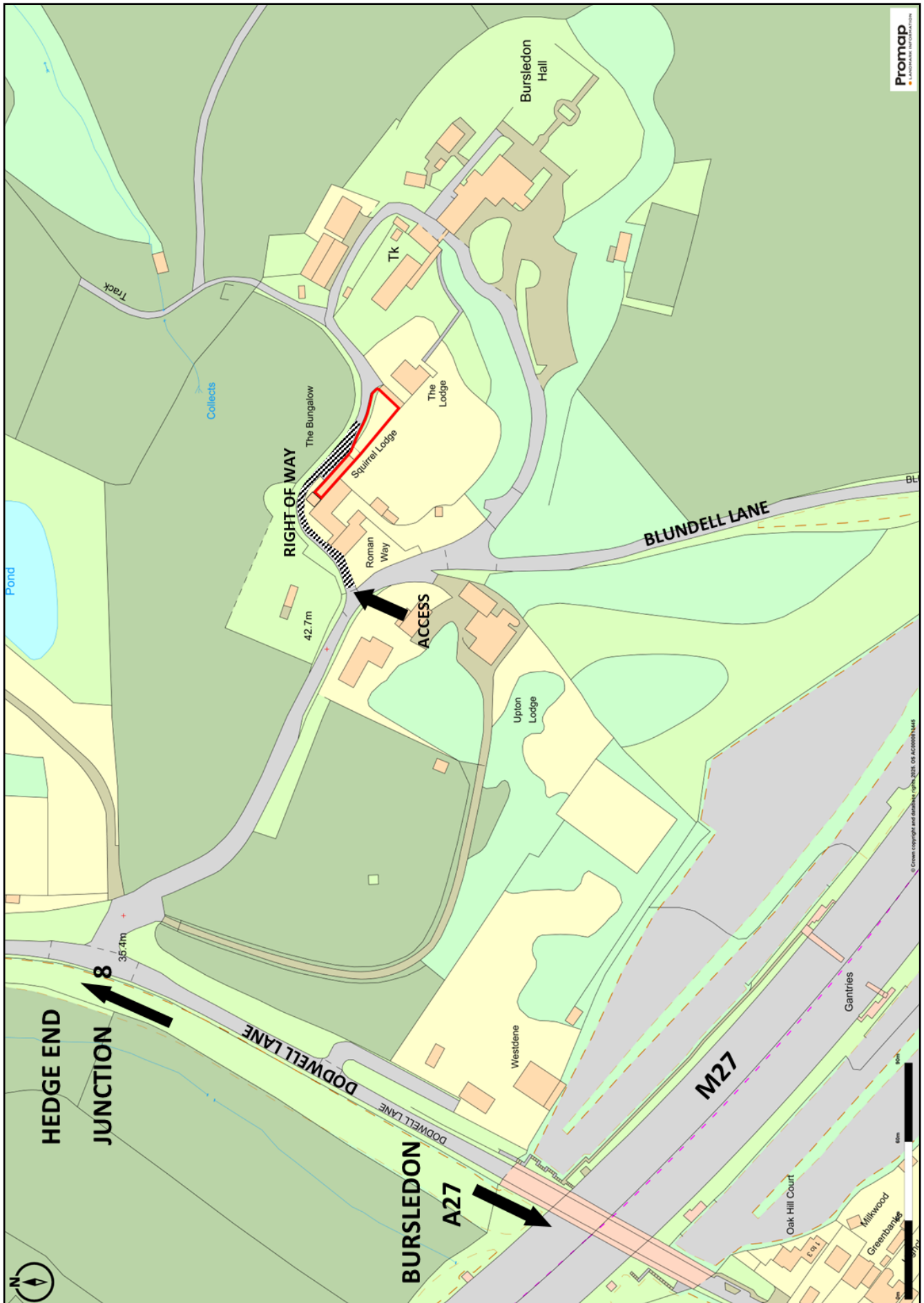
For Further Information Contact:
 Dominic Plumptre
 Tel: 01489 896977 Mob: 07780 000201
 Email: dominic@gw-b.co.uk

OFFER INSTRUCTIONS:

Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.



SITE PLAN



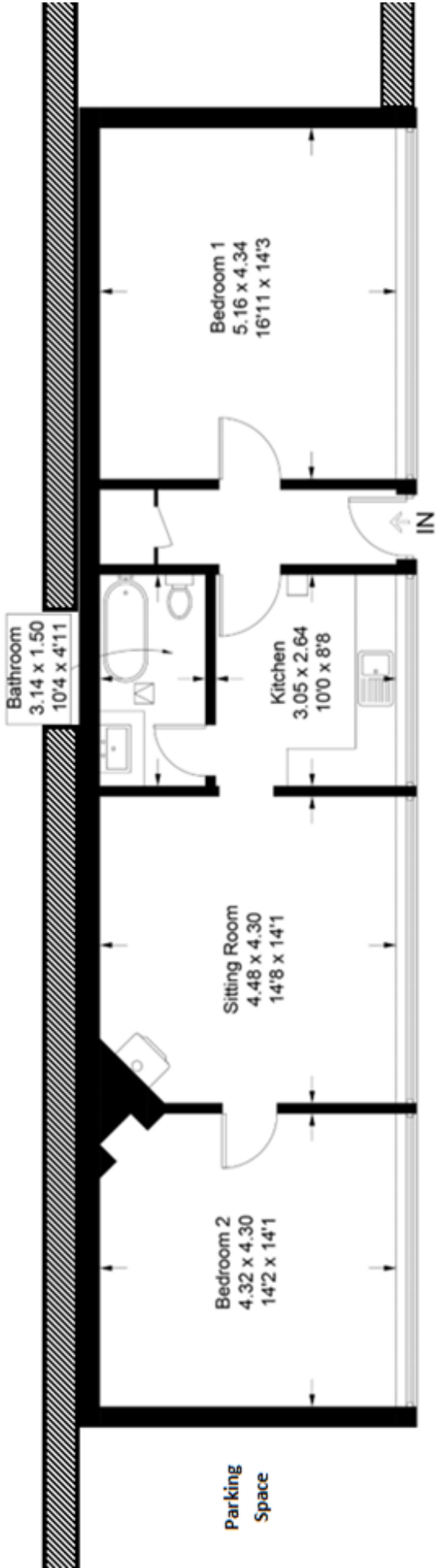
Subject to Survey

FLOOR PLAN



Approximate Gross Internal Area = 81.7 sq m / 879 sq ft

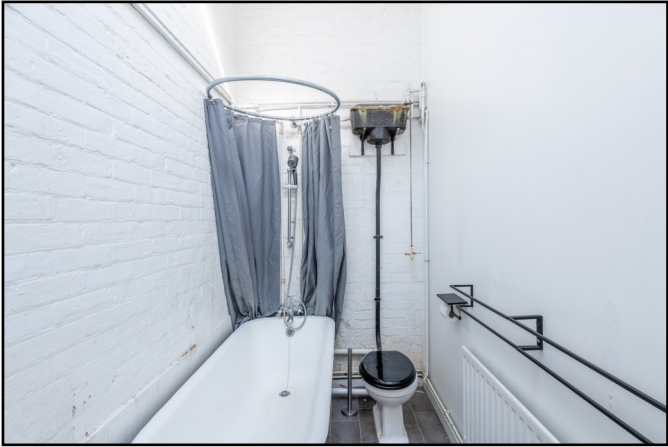
There are mono-pitched vaulted ceilings throughout the building

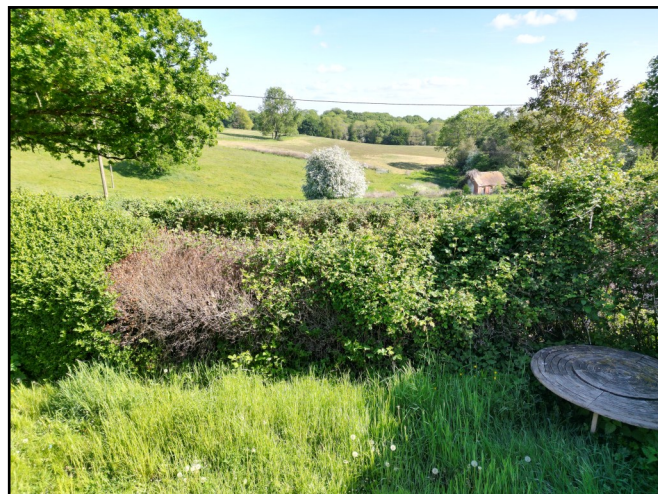
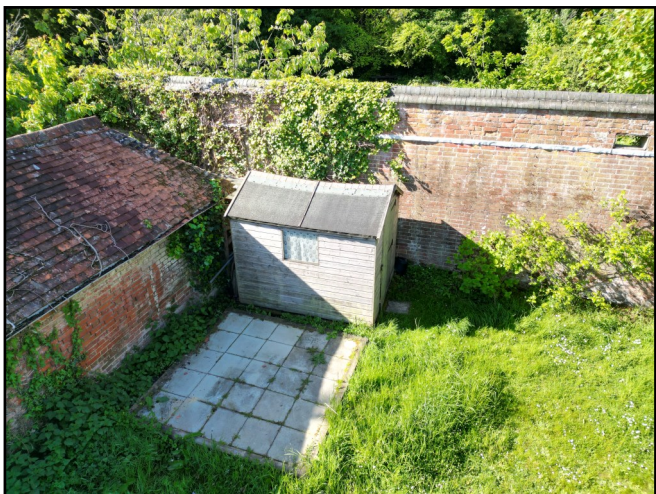


ACCESS TRACK

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1197890)





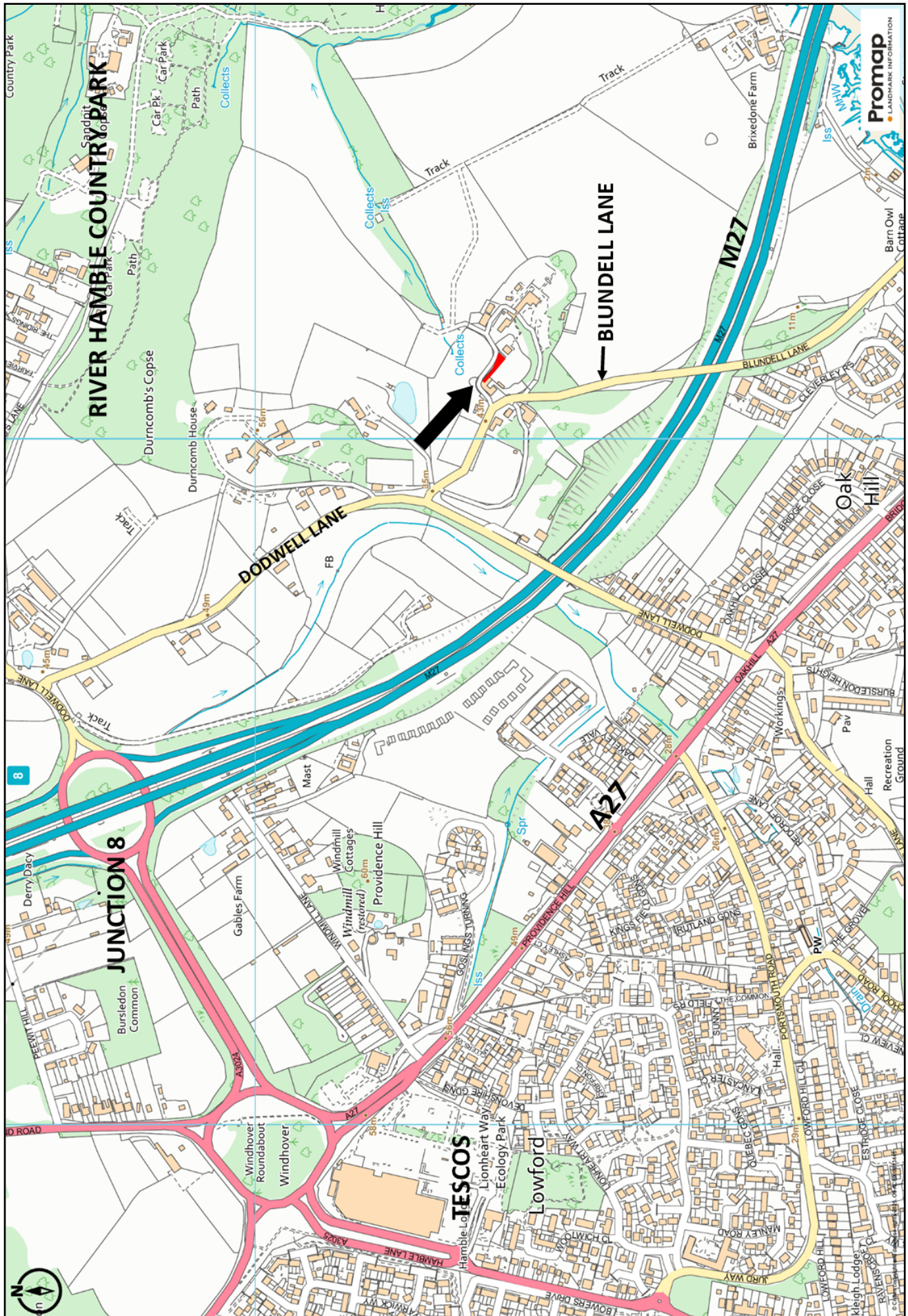


AERIAL IMAGE

IDENTIFIED BY RED PIN



LOCATION PLAN 2



Subject to Survey

LOCATION PLAN 1



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.