



ASKING PRICE

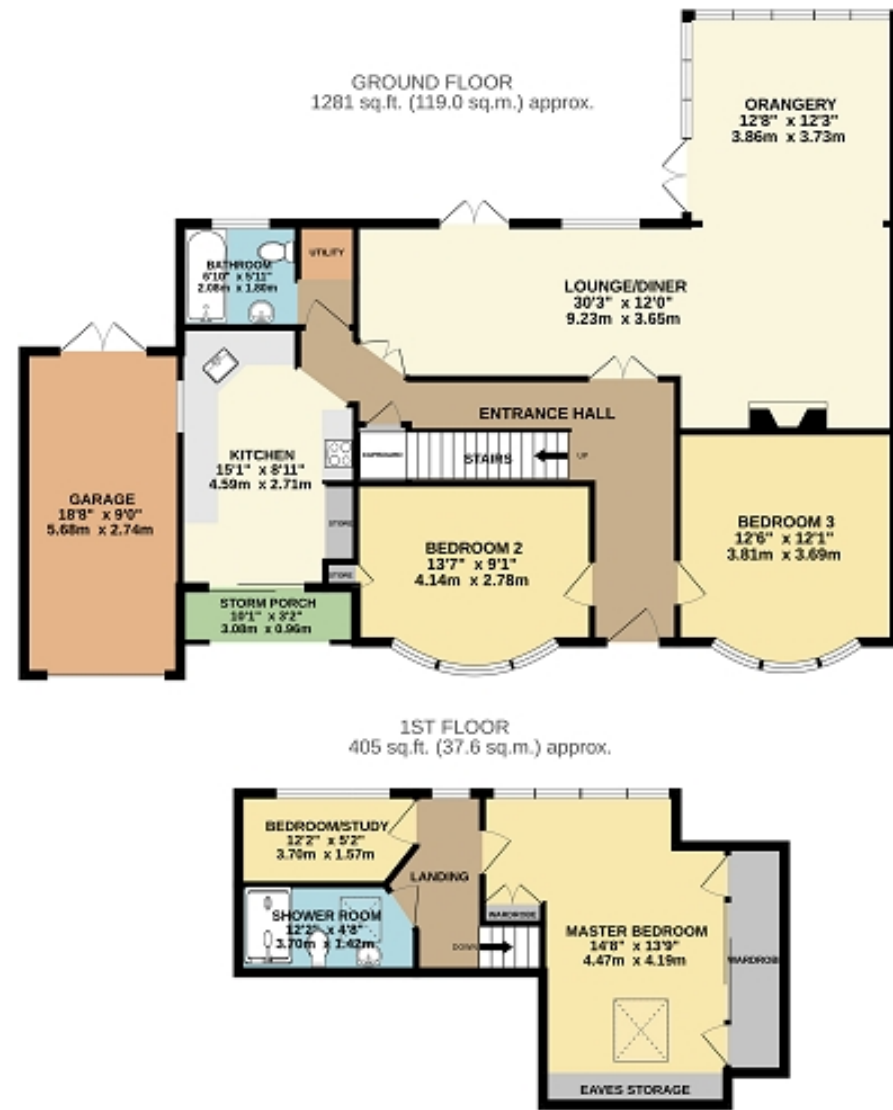
**£660,000**

Freehold

**Church Lane, Bursledon, SO31 8AB**

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA : 1686 sq.ft. (156.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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**Church Lane, Bursledon, SO31 8AB**

**4 Beds - 2 Baths**

A charming four bedroom detached property in Old Bursledon with a Southerly aspect rear garden, garage, two bathrooms and a delightful open plan living/entertaining space overlooking the gardens.

**FEATURES**

- Charming detached chalet/bungalow.
- Wonderful location in Old Bursledon, walking distance to the River Hamble
- Four bedrooms, two bathrooms
- Garage, driveway parking and cellar
- Orangery overlooking delightful rear gardens
- Wood burner in reception room leading to orangery and separate dining area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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 will be.

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Woodside is a delightful residence within a stones throw from Bursledon Railway station, The Jolly Sailor Public House, nestled on the banks of the River Hamble and walking distance to Swanwick Shore.

The current owners have created a truly lovely home with two double bedrooms to the ground floor, contemporary family bathroom and a fabulous open plan living/entertaining area to the rear, overlooking the gardens. The spacious dining area opens up to the reception area with a wood burner, which in turn opens up to the Orangery, overlooking the gardens. There is a modern fitted kitchen to the front of the property leading to a covered porch overlooking the driveway of Woodside.

To the first floor is the master bedroom, shower room and fourth bedroom/study. The South facing, secluded gardens are well maintained and maturing with several different areas of patio and decking, for outside entertainment. There is a further sunken patio area which has a cedar summer house. The front of the property has a carriage driveway with the benefit of a good-sized garage and a cellar accessed via the rear gardens.



**Entrance Hall**

Composite door into entrance hallway. Moulded skirting boards. Radiator. Oak staircase with balustrades leading up to first floor. Door to under stairs storage cupboard. Pitched window and French double opaque doors into dining room.

**Bedroom 2 (9' 1" x 13' 7") or (2.78m x 4.14m)**

Double glazed bay window to front with curved radiator beneath. Carpet. Coving. Moulded skirting boards.

**Bedroom 3 (12' 6" x 12' 1") or (3.81m x 3.69m)**

Double glazed bay window to front. Carpet. Moulded skirting boards. Coving. Double glazed opaque window to side. Curved radiator underneath bay window. Fitted wardrobes with shelving and hanging space.

**Lounge and Dining room (12' 0" Max x 30' 3") or (3.65m Max x 9.23m)**

Double glazed window to rear. Door with double glazed insert to garden. Inset spot lights. Coving. Two radiators. Open plan into lounge. Carpet. Wood burner with mantelpiece above with custom fitting shelving in alcoves to both sides. Coving. Opening to Orangery.

**Orangery (12' 8" x 12' 3") or (3.86m x 3.73m)**

Moulded skirting boards. Doors opening to patio and double glazed windows surrounding overlooking the gardens. Radiator. Air con unit.

**Kitchen (15' 1" x 8' 11") or (4.59m x 2.71m)**

Double glazed opaque sliding door to storm porch. Range of fitted shaker style wall and base units with display cabinets. Integrated appliances including; dishwasher and double oven with electric hob above. Quartz work surfaces with splashback. Undermounted ceramic sink and drainer with chrome mixer tap. Inset spot lights. Double glazed window to side. Space for Fridge freezer. Underfloor heating.

**Bathroom (5' 11" x 6' 10") or (1.80m x 2.08m)**

Door opening to utility cupboard with plumbing and space for washing machine and shelving. Tiled flooring with under floor heating. Low level WC in concealed cistern. P shaped bath with curved shower screen, fitted rainfall effect showerhead and additional hand held attachment. Extractor fan. Ladder style heated towel rail. Tiled walls. Inset spot lights. Contemporary hand wash basin set in vanity unit with chrome mixer tap.



**Landing**

Double glazed velux window. Double glazed windows to rear overlooking gardens. Carpet.

**Master Bedroom (14' 8" x 13' 9") or (4.47m x 4.19m)**

Continuation of carpet. Moulded skirting boards. Twin aspect room with double glazed windows to rear and double glazed velux window to front. Radiator. Ample storage with built in wardrobes concealed with double sliding doors. Additional storage with access to eaves. Built in shelving in eaves recess. Coving.

**Bedroom 4/Study (5' 2" x 12' 2") or (1.57m x 3.70m)**

Carpet. Double glazed window overlooking garden. Radiator. Moulded skirting boards.

**Shower Room (4' 8" x 12' 2") or (1.42m x 3.70m)**

Double width walk in shower with glass screen with decorative tiled surround and rainfall effect unit. Double glazed opaque velux window. Inset spot lights. Grand hand wash basin set in modern vanity unit with chrome mixer tap. Low level WC in concealed cistern. Ladder style heated towel rail.

**Garden**

Sunny south facing aspect garden. Elevated patio with steps leading down to extended patio wrapping round to rear garage access. Access to cellar space from side of house. Greenhouse. Summerhouse accessed from double doors. Sunken patio with built in seating ideal for an evening with it gaining sunlight from the westerly direction. Laid to lawn with surrounding shrubs, pond and mature trees. Additional seating area at rear of garden.

**Garage (18' 8" x 9' 0") or (5.68m x 2.74m)**

Double doors to the rear. Up and over door to the front. Additional eaves storage above. Power and lighting.

**Other**

To the front is a block paved carriage driveway, access to the property from front door or storm porch and side access. Electric car charging point. Sellers position- Looking to purchase, need to find. Eastleigh borough council Tax Band E- £2,451.79 per year



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