



ASKING PRICE

£650,000

Freehold

Manor Crescent, Bursledon, SO31 8DQ

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Bursledon Office: 02380 408 200



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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4 Beds - 2 Baths

Brambles are delighted to market this detached, four-bedroom family home with an annexe, ideally situated in Bursledon within easy reach of local amenities.

FEATURES

- Four bedrooms and five reception rooms to the main house
- Modern fitted kitchen with separate utility room
- Family bathroom plus master en-suite
- Self contained annexe offering further accommodation
- Fully landscaped back garden with BBQ / entertainment area, summerhouse and hot tub
- Driveway parking for several vehicles
- Ideally located close to local amenities and Tesco superstore



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Welcome to this impressive 4-bedroom detached bungalow, offering versatile living space plus additional accommodation in the self-contained annexe. Perfectly suited for families or those seeking a multi-generational living setup, this home combines modern comforts with thoughtful design. The main house boasts five reception rooms, providing ample flexibility for entertaining, relaxing, or working from home. The contemporary kitchen is equipped with sleek finishes and is complemented by a separate utility room for added convenience. The family bathroom serves the household beautifully, while the master bedroom enjoys the luxury of an en-suite. Step outside to a fully landscaped back garden, designed for enjoyment and easy maintenance. The space features a stylish decking area, low-maintenance astro turf, and a dedicated BBQ/outdoor entertainment zone. To top it all off, a hot tub awaits, perfect for unwinding or hosting gatherings. Manor Crescent is ideally located in the highly sought after area of Bursledon. The immediate area offers many local amenities for any family wishing to relocate to the area, with many local and popular walks in close proximity including Royal Victoria Country Park, Manor Farm and Itchen Valley. There are many pubs within walking distance, with the famous Jolly Sailor overlooking The River Hamble and many more to choose from. Tesco Superstore is also just a short distance away and you are within catchment for Netley Abbey and Bursledon Junior schools as well as Hamble secondary school. The A27 and M27 are easily reachable and provide excellent links to Portsmouth and Southampton approximately 15 minutes by car.



Outside

Block paved driveway for several cars leading to front door and side access.

Entrance Hall (29' 2" x 9' 10") or (8.89m x 3.0m)

Composite front door with decorative glazing. Carpet. Skirting boards. Inset spots. Doorways leading off to all rooms on the ground floor.

Reception Room (14' 11" x 9' 3") or (4.55m x 2.83m)

Two UPVC double glazed windows to side. Carpet. Skirting boards. Fireplace. Carpeted turning staircase rising to first floor. Radiator.

Kitchen/Breakfast Room (15' 3" x 16' 5") or (4.65m x 5.0m)

Oak panelled door with glazing and chrome fittings. UPVC double glazed window to side aspect. Laminate flooring. Moulded skirting boards. Full range of matching wall and base units. Wooden work surfaces. Island with built in storage. Space and plumbing for fridge freezer. Integrated double electric oven and integrated microwave. Five point gas burner hob with extractor hood above. Sink and half with drainer and chrome mixer tap. Integrated dishwasher. Inset spots. Door leading to utility room. Opening leads to conservatory / dining room.

Utility Room (7' 9" x 6' 3") or (2.35m x 1.90m)

Space saving sliding door. UPVC double glazed door leads to side access. UPVC double glazed window to side. Base units. Worksurfaces. Space and plumbing for appliances. Stainless steel round sink with chrome mixer tap. Wall mounted Gloworm boiler.

Conservatory/Dining Room (8' 10" x 14' 10") or (2.68m x 4.53m)

Laminate flooring. Radiator. Skirting boards. Part brick walls. UPVC double glazed windows to rear and sides. UPVC double glazed doors lead out to back garden.

Living Room (15' 3" x 13' 3") or (4.65m x 4.05m)

Oak door with glazing and chrome fittings. UPVC double glazed window to side. UPVC double glazed French doors lead out to back garden, with glazed panels either side. Carpet. Moulded skirting boards. Coving.

Bedroom Three (15' 7" x 10' 11") or (4.75m x 3.34m)

Oak panelled door with chrome fittings. UPVC double glazed bay window to front aspect. Carpet. Moulded skirting boards. Radiator.

Bedroom Four (9' 11" x 7' 10") or (3.02m x 2.38m)

Oak panelled door with chrome fittings. UPVC double glazed window to front aspect. Carpet. Moulded skirting boards. Radiator.

Bathroom (10' 11" x 10' 0") or (3.34m x 3.04m)

Oak panelled door with chrome fittings. UPVC double glazed opaque window to side. Tiled floor. Part tiled walls. Fully tiled shower cubicle with chrome rainfall effect shower. Inset spots. Extractor fan. White and wooden panel bath with centralised chrome taps. Low level WC with cistern. White hand wash basin with chrome mixer tap and vanity unit below. White ladder style heated towel rail. Coving.

Dressing Room (6' 4" x 5' 10") or (1.92m x 1.77m)

Oak panelled door with chrome fittings. Carpet. Skirting boards. Coving. Wooden double doors offer access to fitted wardrobe with shelving and hanging space. Door leading to conservatory.

Conservatory (12' 4" x 5' 9") or (3.77m x 1.75m)

UPVC double glazed double doors lead off of dressing room. UPVC double glazed door leads out to front and driveway. Fully glazed. Carpet. Moulded skirting boards. Radiator.



Beautifully landscaped. Decked area. Patio area with paved pathway leading down to annexe. Circular area laid to lawn. Sheltered area laid to astro turf. Hot tub. Horizontal fencing. Raised flower beds. Fitted BBQ and entertainment area with sink and work surfaces. Side access leads to front and drive.

Summerhouse (28' 8" x 7' 7") or (8.75m x 2.30m)

UPVC double glazed patio doors lead out to garden. UPVC double glazed window to garden. Laminate flooring. Skirting boards. Fitted bar area. Opening leads to shed with storage.

Other

Eastleigh Borough Council Tax Band E £2569.71 2024/25 charges

Vendors position - Need to find



Landing (5' 10" x 11' 11") or (1.79m x 3.64m)

Carpet. Skirting boards. Doorways leading to all rooms on first floor. Loft hatch.

Bedroom One (15' 3" x 18' 7") or (4.66m x 5.66m)

Oak panelled door with chrome fittings. Dual aspect room with UPVC double glazed windows to side and garden. Carpet. Skirting boards. Two radiators. Inset spots. Hanging space fitted into the eaves. Door leading to en-suite.

En Suite (5' 9" x 9' 9") or (1.74m x 2.96m)

Oak panelled door with brass fittings. Laminate flooring. Velux skylight. Part tiled walls. Radiator. Low level WC with cistern. White hand wash basin with cabinetry below. Inset spots. Fully tiled shower cubicle with glass sliding door and chrome rainfall effect shower. Fitted shelving.

Bedroom Two (13' 8" x 10' 2") or (4.17m x 3.10m)

Oak panelled door with chrome fittings. UPVC double glazed window to side. Carpet. Skirting boards. Decorative wooden panelling to walls. Radiator.

W.C. (5' 8" x 6' 7") or (1.72m x 2.0m)

Wooden panelled door with chrome fittings. Laminate flooring. Decorative wooden cladding to walls. Low level WC with cistern. White hand wash basin with chrome mixer tap and vanity unit below.

Annexe Hallway (10' 6" x 6' 0") or (3.21m x 1.84m)

UPVC double glazed door. UPVC double glazed window to garden. Laminate flooring. Moulded skirting boards. Fitted storage solutions. Worksurface with space and plumbing below for washing machine. Partial wooden cladding to walls. Door leads to kitchen.

Annexe Kitchen (12' 7" x 8' 0") or (3.83m x 2.43m)

UPVC double glazed door. UPVC double glazed window to back garden. Laminate flooring. Matching wall and base units. Wooden work surfaces. Space and plumbing for fridge freezer. Integrated electric oven. Integrated four point induction hob with stainless steel extractor hood above. Tiled splash backs. Matt black sink and half with chrome taps. Space and plumbing for washer/dryer. Electric radiator. Doors leading to shower room and living room.

Annexe Living Room (14' 6" x 15' 10") or (4.42m x 4.82m)

Wooden panelled concertina door. High vaulted ceiling. Velux skylight. UPVC French doors lead out to garden. Double glazed windows either side of the doors. Carpet. Skirting boards. Two electric radiators. Inset spots. Loft storage. Door leads to bedroom.

Annexe Bedroom (14' 4" x 9' 5") or (4.38m x 2.87m)

Wooden panelled door with. High vaulted ceiling. Two Velux skylights. Carpet. Skirting boards.

Annexe Bathroom (4' 11" x 7' 11") or (1.50m x 2.42m)

Laminate flooring. P-shaped panel bath with centralised chrome taps, tiled surrounds and glass shower screen. Low level WC with cistern. White hand wash basin with vanity unit below. Extractor fan. Chrome ladder style heated towel rail.

Annexe Office (8' 11" x 8' 3") or (2.72m x 2.52m)

Double glazed, wooden door. Double glazed opaque window to side. Carpet. Power.

Garden



Brambles Estate Agents have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.