

GROUND FLOOR
1392 sq.ft. (127.9 sq.m.) approx.



1ST FLOOR
236 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 2123 sq.ft. (197.2 sq.m.) approx.

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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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BRAMBLES

OFFERS IN EXCESS OF

£550,000

Leasehold

Hamble Lane, Bursledon, SO31 8DR

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Hamble Lane, Bursledon, SO31 8DR

5 Beds - 2 Baths

Brambles are delighted to market this detached, five-bedroom family home with an annexe and summer house. Ideally situated in Bursledon within easy reach of local amenities.

FEATURES

- Five bedrooms and two reception rooms to the main house
- Self-contained annexe offering additional living accommodation
- Modern fitted kitchen with separate utility room
- Family bathroom plus master en-suite
- Landscaped back garden with summerhouse, hot tub and outdoor store
- Driveway parking for several vehicles
- Ideally located close to local amenities and Tesco superstore



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Bursledon | Warsash | Mayfair



Welcome to this impressive five 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 a cosy lounge with decorative fireplace, plus a bright and versatile conservatory overlooking the landscaped back garden. The modern kitchen is equipped with plenty of storage and is offered with some integrated appliances as well as being complemented by a separate utility room for added convenience. The family bathroom serves the household beautifully, while the master bedroom enjoys the luxury of a freestanding bath in the room. Step outside to the landscaped back garden, a generous plot designed for enjoyment and easy maintenance. The space features a stylish decking area, low maintenance astro turf, and summerhouse with bar. To top it all off, a hot tub awaits, perfect for unwinding or hosting gatherings.

This fantastic home is ideally located on Hamble Lane, in a 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 in to Southampton City Centre approximately 15 minutes by car.



Outside

Driveway laid to gravel offering parking for several vehicles. Raised borders with mature plants and trees. Fully fenced. Double gates providing side access. Outdoor storage room. Sheltered porch canopy over front door.

Hallway (31' 2" x 7' 7") or (9.49m x 2.32m)

Composite front door with double glazing. Laminate flooring. Skirting boards. Inset spots. Radiator. Carpeted staircase rising to first floor. Storage cupboard over the stairs. Doorways leading off to all rooms on ground floor.

Bedroom Two (11' 10" x 11' 9") or (3.61m x 3.57m)

Wooden tongue and groove door with chrome fittings. Double glazed window to side. Carpet. Skirting boards. Radiator.

Bedroom Three (12' 0" x 11' 9") or (3.65m x 3.57m)

Wooden tongue and groove door with chrome fittings. Double glazed window to front. Radiator.

Bedroom Four (15' 0" x 11' 7") or (4.58m x 3.52m)

Wooden tongue and groove door with chrome fittings. Double glazed window to front. Carpet. Skirting boards. Radiator.

Bedroom Five (7' 6" x 11' 9") or (2.28m x 3.57m)

Wooden tongue and groove door with chrome fittings. Double glazed window to side. Carpet. Skirting boards. Radiator.

Lounge (11' 5" x 11' 7") or (3.47m x 3.52m)

Wooden tongue and groove door. Double glazed sliding doors lead out to back garden. Laminate flooring. Skirting boards. Decorative fireplace with hearth and mantle.

Kitchen (8' 7" x 11' 7") or (2.62m x 3.52m)

Vinyl flooring. Skirting boards. Matching wall and base units. Wooden work surfaces. Tiled splash backs. White sink and drainer with chrome mixer tap. Stainless steel extractor hood. Space for range cooker. Space and plumbing for dishwasher and washing machine. Large larder cupboard. Radiator. Inset spots.

Utility Room (13' 10" x 7' 3") or (4.22m x 2.21m)

Wooden tongue and groove door with chrome fittings. UPVC door opens to back garden. Vinyl flooring. Skirting boards. Radiator. Inset spots. Work surface with space for two appliances below. Doorways to bathroom and conservatory.

Bathroom (8' 11" x 8' 3") or (2.73m x 2.52m)

Wooden tongue and groove door with chrome fittings. Double glazed, opaque windows to rear and side. Part tiled walls. Vinyl flooring. Low level WC. White wash basin with chrome mixer tap. White panel corner bath with chrome taps and shower attachment. Fully tiled shower cubicle with glass screen and chrome rainfall effect shower. Chrome ladder style heated towel rail. Inset spots.



Other

Eastleigh Borough Council Tax Band E £2705.10 2025/26 charges.

Vendors position: Need to find

Approximately 990 years remaining on the lease.



Conservatory (15' 3" x 11' 7") or (4.66m x 3.52m)

Wooden tongue and grove door with chrome fittings. Vinyl flooring. Skirting boards. Double glazing to two sides with opening windows. Glazed roof. Two radiators. Space for dining table and chairs. UPVC French doors open to back garden. UPVC French doors lead to kitchen.

Master Bedroom (18' 10" x 13' 11") or (5.74m x 4.23m)

Wooden tongue and groove door with chrome fittings. Skylights to side and rear. Double glazed window to side. Laminate flooring. Skirting boards. Full range of fitted wardrobes and storage solutions in the eaves. Radiator. White bath with freestanding taps. Low level WC. Circular wash basin with vanity unit below. Ladder style heated towel rail. Inset spots.

Annexe Lounge / Kitchen (26' 1" x 13' 3") or (7.96m x 4.03m)

UPVC double glazed French doors to rear. UPVC double glazed door to front. Double glazed window rear and front. Vinyl flooring. Skirting boards. Base units. Work surfaces. Stainless steel sink and half with drainer and chrome mixer tap. Integrated electric oven. Space and plumbing for washing machine and fridge freezer. Two electric heaters. Inset spots.

Annexe Shower Room (7' 0" x 5' 11") or (2.14m x 1.81m)

Wooden door with chrome fittings. Double glazed, opaque window to side. Vinyl flooring. Low level WC with concealed cistern. White hand wash basin with chrome mixer tap. Fully tiled shower cubicle with chrome shower and glass sliding door. Chrome ladder style heated towel rail. Water cylinder.

Outbuilding (15' 4" x 11' 11") or (4.67m x 3.64m)

UPVC double glazed French doors to garden. Double glazed window to side. Outdoor LED lighting. Laminate flooring. Skirting boards. Inset spots. Wooden bar area with work surface and space for appliance below. Electric radiator.

Garden

Large patio area sweeps around the rear and sides of the bungalow. Tarmac side access offering additional parking. Three sheds. Hot tub sheltered by wooden pergola. Area laid to artificial grass. Pathway leading to outbuilding. Decked area with anthracite pergola. Wooden gate leads to annexe and rear driveway laid to gravel.

Store Room (15' 0" x 9' 2") or (4.58m x 2.80m)

UPVC double doors to front. UPVC door to back garden. Power and lighting.



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