



TOTAL FLOOR AREA : 2099 sq.ft. (195.0 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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BRAMBLES

ASKING PRICE

£725,000

Freehold

Oakeley Vale, Bursledon, SO31 8NB

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Oakeley Vale, Bursledon, SO31 8NB

5 Beds - 3 Baths

Brambles are delighted to market this delightful, five-bedroom family home nestled within a new development in Bursledon, close to local amenities.

FEATURES

- Upgraded kitchen/breakfast room with integrated appliances
- Two reception rooms overlooking the garden
- Five bedrooms, two with en-suite shower rooms
- Walk-in wardrobe to the master bedroom
- Designated study
- Generous back garden
- Garage with utility area
- Driveway parking for two cars
- Property owned solar panels



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	91
(69-80) C		
(55-68) D		
(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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Bursledon | Warsash | Mayfair



Built in 2020 by a renowned local developer, Foreman Homes, this stunning family home is set within a stylish new development in Bursledon, within easy reach of all local amenities and highly regarded schools. Oakeley Vale is nestled in a prime location just a short distance from the picturesque River Hamble known for its sailing community, with plenty of outdoor and water activities on offer. This wonderful development is perfectly positioned in a family friendly location near the beautiful recreational spaces of Holly Hill, Manor Farm and Royal Victoria Country Park. The A27 and M27 motorway are easily accessible, connecting Bursledon to the nearby cities of Portsmouth and Southampton just 15 minutes away.

Already finished to a high standard, this impressive home has been thoughtfully upgraded and maintained by the current owner. On approach to this detached home, you are greeted by the block paved driveway offering parking for two cars, leading to the garage with handy utility area. In addition, visitor bays throughout the development provide a convenient parking solution for any guests. You can enjoy an idyllic outlook from the front aspect of this home, looking out over the charming stream thriving with wildlife.

Stepping inside the bright and spacious hallway you can instantly appreciate the luxury finish to this home. Downstairs you will find the contemporary kitchen, upgraded to include a breakfast area and integrated appliances. Both the living room and the dining room are flooded with natural light, thanks to the French doors opening out to beautifully landscaped garden, one of the most generous sized gardens on the development, ideal for family days in the sunshine or entertaining guests. For added convenience you will also find a separate study and a downstairs WC.

Upstairs boasts a family bathroom plus five bedrooms, two of which benefit from en-suite shower rooms. The master also features a walk-in wardrobe offering plenty of storage and hanging space.



Outside

Block paved driveway for two cars. Garage. Area laid to lawn. Sheltered porch canopy. Property owned solar panels.

Hallway (16' 4" x 14' 2") or (4.99m x 4.32m)

Composite front door with double glazing. Karndean flooring. Carpeted staircase with wooden hand rail rising to first floor. Security alarm controls. Radiator. Doorways leading off to all rooms on ground floor. Under stairs storage cupboard.

Study (9' 5" x 7' 1") or (2.88m x 2.16m)

Oak door with chrome fittings. Double glazed window to front. Carpet. Deep moulded skirting boards. Radiator.

Kitchen / Breakfast Room (15' 8" x 12' 10") or (4.77m x 3.90m)

Oak door with chrome fittings. Double glazed window to front. Karndean flooring. Deep moulded skirting boards. Radiator. Matching wall and base units. Integrated fridge freezer plus additional integrated larder fridge and larder freezer. Integrated double electric oven and microwave. Five pint electric hob. Stainless steel extractor hood. Ample work surfaces with drainer inserts. Butler style sink and half with chrome mixer tap. Integrated dishwasher and wine fridge. Breakfast bar. Inset spots.

Living Room (14' 3" x 12' 10") or (4.35m x 3.90m)

Oak door with chrome fittings. Double glazed French doors open to back garden, with double glazed windows either side. Carpet. Deep moulded skirting boards. Radiator.

Dining Room (10' 6" x 14' 2") or (3.20m x 4.32m)

Oak door with chrome fittings. Double glazed French doors open out to back garden, with double glazed windows either side. Karndean flooring. Deep moulded skirting boards. Radiator.

W.C. (3' 3" x 7' 1") or (0.98m x 2.16m)

Oak door with chrome fittings. Karndean flooring. Deep moulded skirting boards. Radiator. Low level WC with cistern. White pedestal wash basin with chrome mixer taps. Extractor fan.

Garage / Utility Room (20' 9" x 14' 6") or (6.33m x 4.42m)

Oak door with chrome fittings to hallway. Up and over door to front. UPVC double glazed door to back garden. Power lighting. Utility area with base units, worksurfaces, space and plumbing for two appliances plus stainless steel sink and half with chrome mixer tap. Access to Worcester combi boiler. Access to breaker switches.

Garden

Accessed from living room, dining room and garage. Large patio area. Mainly laid to lawn. Two decked areas, one with wooden pergola. Wooden shed. Fully fenced. Raised flower beds. Outdoor tap. Wooden gates to either side providing side access to front.



with glass concertina door and chrome shower. Inset spots. Extractor fan. Chrome ladder style heated towel rail.

Other

Eastleigh Borough Council Tax Band £3688.79 2025/26 charges.
Vendors position: Need to find



Landing (3' 9" x 16' 0") or (1.15m x 4.87m)

Carpet. Deep moulded skirting boards. Access to partially boarded loft. Radiator. Doorways leading off to all rooms on first floor. Airing cupboard housing water tank.

Bedroom One (13' 10" x 16' 5") or (4.22m x 5.01m)

Oak door with chrome fittings. Double glazed window to front. Carpet. Deep moulded skirting boards. Radiator. Loft access. Built in walk-in wardrobe. Doorway to en-suite.

En-Suite One (5' 9" x 8' 2") or (1.75m x 2.50m)

Oak door with chrome fittings. Double glazed window to rear. Vinyl flooring. Half tiled walls. Low level WC with cistern. White pedestal basin with chrome mixer tap. Fully tiled shower cubicle with glass sliding door and chrome shower. Inset spots. Extractor fan. Chrome ladder style heated towel rail.

Bedroom Two (15' 8" x 12' 10") or (4.77m x 3.90m)

Oak door with chrome fittings. Double glazed window to front. Carpet. Deep moulded skirting boards. Radiator. Built in wardrobe. Doorway to en-suite.

En-Suite Two (5' 9" x 7' 1") or (1.75m x 2.16m)

Oak door with chrome fittings. Double glazed window to front. Vinyl flooring. Half tiled walls. Low level WC with cistern. White pedestal wash basin with chrome mixer tap. Chrome ladder style heated towel rail. Fully tiled shower cubicle with glass sliding door and chrome shower. Inset spots. Extractor fan.

Bedroom Three (10' 2" x 15' 1") or (3.11m x 4.59m)

Oak door with chrome fittings. Double glazed window to rear. Carpet. Deep moulded skirting boards. Radiator.

Bedroom Four (10' 2" x 12' 0") or (3.11m x 3.66m)

Oak door with chrome fittings. Double glazed windows to rear. Carpet. Deep moulded skirting boards. Radiator.

Bedroom Five (12' 7" x 7' 2") or (3.84m x 2.19m)

Oak door with chrome fittings. Double glazed window to front. Carpet. Deep moulded skirting boards. Radiator.

Family Bathroom (7' 0" x 8' 9") or (2.13m x 2.67m)

Oak door with chrome fittings. Double glazed window to side. Vinyl flooring. Half tiled walls. Low level WC with cistern. White pedestal wash basin with chrome mixer tap. White panelled bath with chrome mixer tap. Fully tiled shower cubicle



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