



Station Road, Nursling, SO16
Southampton

£325,000

Bedrooms: 3 | Bathrooms: 1 | Reception: 2

We are delighted to present Banavie, a charming and characterful 3-bedroom semi-detached home set along Station Road in the ever-popular village of Nursling, just outside the Hamlet of Lee. Offering a wonderful blend of period features and modern enhancements, this is a beautifully unique property with a warm, inviting feel throughout, perfect for buyers seeking charm, space and convenience in equal measure.

This home enjoys two versatile reception rooms, a modern kitchen-dining room, exposed wooden flooring, attractive fireplaces, and a generous, private rear garden with multiple seating areas. The layout provides excellent flow and functionality, while retaining its original character.



- Characterful Semi-Detached Home
- Two Spacious Reception Rooms
- Modern Kitchen-Dining Room
- Exposed Wooden Flooring Throughout
- Feature Brick Fireplaces
- Private Rear Garden
- Off Road Parking To The Front
- Sought After Nursling Location
- Excellent Transport Links Nearby

Please note: A railway line runs directly behind the rear boundary.

Mains - Electric & Water
Heating - LPG
Sewerage - Private Supply

Location - Nursling is a well-established and sought-after residential area positioned between Southampton and Romsey, offering peaceful village living with superb access to amenities. The area benefits from reputable local schools, convenient transport links to the M27 & M3, and excellent recreational options including Romsey Golf Club, David Lloyd Leisure and miles of New Forest countryside a short drive away. Station Road sits within easy reach of shops, parks and local woodland walks, making





Front & Entrance - The property is approached via a gravelled driveway offering off-road parking, enclosed with timber fencing and a gated path leading to a covered entrance porch. A traditional front door opens into the entrance hall with exposed wooden flooring, giving access to the sitting room, dining room and split-level first floor.

Sitting Room - A warm and inviting space with exposed wooden floorboards, a feature brick fireplace, smooth ceiling and a double glazed window overlooking the frontage. An ideal room for everyday relaxation.

Dining Room - A well-proportioned room perfect for family meals or entertaining, featuring exposed wooden flooring, a modern vertical radiator and a second character fireplace. Patio doors lead directly to the rear garden. An open layout flows into the kitchen–dining room.

Kitchen – Dining Room - Bright and sociable, with wooden flooring, generous wooden work surfaces, ceramic sink and ample storage. A large window overlooks the garden and double doors open onto the decked terrace, ideal for alfresco dining.

First Floor – A distinctive split-level layout provides excellent separation of rooms, with Bedrooms 1 and 2 positioned to the front, and Bedroom 3 and the shower room to the rear.

Bedroom 1: A generous front-facing double with exposed floorboards and large window.

Bedroom 2: Another comfortable double, front aspect, with exposed flooring.

Bedroom 3: A rear-facing single/office with garden views.

Family Shower Room - Well-presented and fitted with a spacious double shower cubicle, wash basin, low-level WC, smooth ceiling and exposed wooden flooring. Positioned at the rear for added privacy.

Rear Garden - A private and well-arranged garden offering a decked terrace, gravel seating area, additional decked space with pergola, lawned section, wooden summer house, timber shed, outside tap, power point and full fencing.

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Tenure: Freehold / **Council Tax Band:** C





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	48 E	
21-38	F		
1-20	G		

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