



Maidenstone Heath
Blundell Lane | Bursledon | Hampshire | SO31 1AA

FINE & COUNTRY

MAIDENSTONE HEATH



Nestled on the serene banks of the picturesque River Hamble in Bursledon, this remarkable estate boasts a rich heritage and an enchanting ambiance that will capture your heart, with records detailing the existence of the original dwelling dating back to the 14th Century.



The property was bought by the current owners as a twelve-bedroom nursing home with the property thoughtfully adapted to cater for a larger family, as well as part of the home being converted into a functional office space. Ideal for entrepreneurs or home-based businesses, this arrangement offers a seamless integration of work and living spaces.

Ground Floor

Five reception rooms including sitting room, dining room, drawing room, reading room and a gym, along with a kitchen/breakfast room with connecting utility room.





SELLER INSIGHT

“ Our journey with this property began in February 1992 when we purchased it. Steeped in history, the location has a house that dates back to as early as 1353. Over the years, we've made significant improvements to the property, transforming it from a nursing home into a beautiful family home with office space for our business. In September 2021 we completed a comprehensive renovation of the Cottage that included a new kitchen, bathrooms, carpet, and wood flooring.

The property's allure was immediate. The character and period charm of the house are simply breathtaking, and the stunning views of the River Hamble sealed the deal. With twelve-bedrooms, it was a perfect fit for our family and our business needs. Nestled amongst trees, the house offers a serene and private atmosphere, yet it is conveniently close to shops, towns, train stations, and airports, making it a perfect blend of countryside living with modern conveniences. Being able to reach London by train in just over an hour, or fly from Southampton to Paris in under 90 minutes, added to the appeal. Moreover, the proximity to the River Hamble, with its charming pubs within walking distance, created an idyllic setting.

The area of Bursledon has proven to be a fantastic place to live. It's connected to several towns, and the city of Southampton is just 15 minutes away. The calm and peaceful environment, coupled with the direct view of the River Hamble each morning, is what captured our hearts decades ago and we continue to cherish it. Our neighbours have been wonderful, especially one who has lived next to us for as long as we have been here. We occasionally socialise and support each other, fostering a strong sense of community. Local amenities have been excellent, providing us with everything we need within close proximity. From schools and transport options to places of interest and food shops like Waitrose and Marks & Spencer's, the area has been very convenient.

The house itself is one of a kind, boasting a rich history that makes it truly unique and beautiful. Over the years, it has been a gathering place for our family and friends, creating cherished memories. The garden has been a source of tranquillity and relaxation where we've enjoyed countless moments by the lake with sundowners. It's an ideal space for any family to savour and create lifelong memories.

My personal favourite room in the property is the Reading Room. I love starting my mornings by making a cup of coffee, opening the shutters, and enjoying the delightful dawn chorus of birds while gazing at the beautiful garden. The grounds surrounding the property are incredibly peaceful and relaxing. You can choose to explore the Hamble Country Park by heading down the long drive and turning left or opt to visit any of the five charming pubs just a short walk in the other direction.

Our home has witnessed many special and memorable events, including hosting a grand 50th birthday celebration for a dear friend with 250 guests, complete with a large marquee on the front lawn and a sand-filled area around the lake with a tiki bar.

Leaving this house will be bittersweet as we will miss everything about it. Its sheer beauty and the memories we've created here over the decades will forever hold a special place in our hearts. We hope the next owners will fall in love with it just as we did and continue to make incredible family memories in this extraordinary home.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor

The first floor has been partly split into several rooms currently being used as offices to run the business at the rear of the property. The front of the first floor accommodates the main bedroom with en-suite and dressing room, two further bedrooms, and a playroom with family shower room.

Second Floor

The second floor has two bedrooms, a snug, and a four piece bathroom.









Cottage
There is a detached one bedroom cottage in the grounds with an open lounge/kitchen and a shower room on the ground floor. The first floor has a bedroom and another bathroom.



Outside

The grounds are approximately 3.5 acres and include a small private lake and large sweeping driveway. There is a boathouse for storage and a double garage. The front of the grounds look out over the River Hamble.







LOCATION

Nestled in the heart of Hampshire, Bursledon is a charming traditional village nestled along the banks of the River Hamble. This picturesque locale boasts a rich history intertwined with its waterside heritage, complemented by a harmonious blend of lush woodlands and inviting coastline.

For those seeking adventure, Bursledon's location provides a myriad of exciting opportunities, including fishing, sailing, and paddleboarding, or simply relishing leisurely strolls along the enchanting River Hamble and shoreline. The village offers an array of local schools, fitness centres, and sports facilities, including the Hamble Sports Complex, catering to diverse interests.

Bursledon's vibrant character is also reflected in its assortment of shops, traditional pubs, and delightful restaurants, offering a diverse range of culinary experiences. The nearby marina provides a charming setting to enjoy a meal while observing the graceful movements of boats as they navigate in and out.

Just a short journey away, Southampton city centre is approximately 5 miles east which offers a rich tapestry of cultural delights. Museums, music venues, and art galleries coexist with award-winning parks, creating an inviting blend of experiences for residents and visitors alike.

For those with a penchant for shopping and dining, West Quay shopping centre and West Quay One beckon with over 100 shops and restaurants, along with entertainment options such as a cinema and bowling. Commuters will appreciate Bursledon's superb connectivity, with the M27 motorway less than half a mile away, providing effortless access to the M3 and beyond. The village is well-served by three local train stations within easy reach, and a network of bus routes offering convenient transit options to Southampton and beyond.

For those looking to travel further, Southampton Airport is only 6 miles away offering flights within the UK and selected destinations abroad.





Services
Mains water, gas, and electricity. Septic tank.

Tenure
Freehold

Local Authority
Eastleigh Borough Council
Council Tax Band H

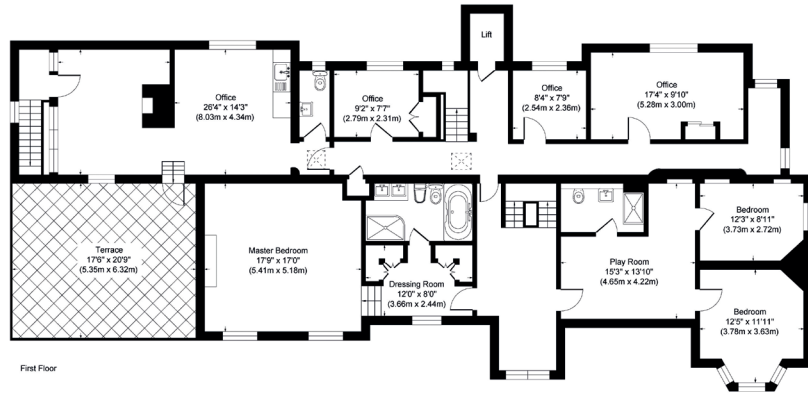
Notes
The property has a covenant that Barn Owl Cottage cannot be sold separately. Some parts of the land are in a conservation area. Some trees on the land are subject to a Tree Preservation Order.

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 02382 549 200.

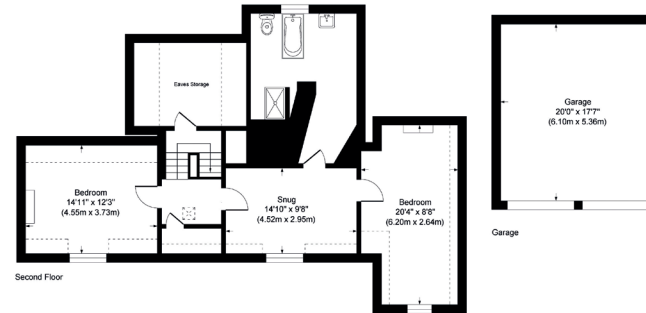
Website
For more information visit <https://www.fineandcountry.co.uk/southampton-estate-agents>

Opening Hours:
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
Sunday By appointment only

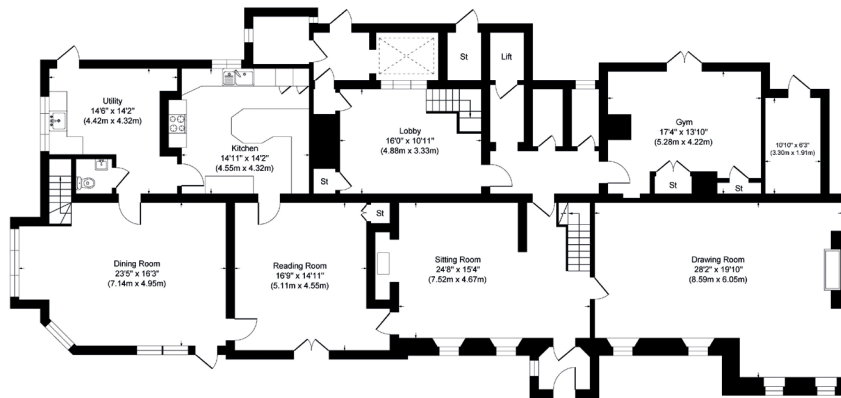
Approximate Gross Internal Area = 6183 sq ft - 574 sq m
 Cottage Area = 678 sq ft - 63 sq m
 Boathouse Area = 999 sq ft - 93 sq m
 Garage Area = 352 sq ft - 33 sq m
 Total Area = 8212 sq ft - 763 sq m



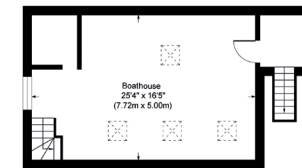
First Floor



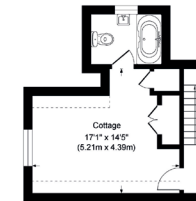
Second Floor



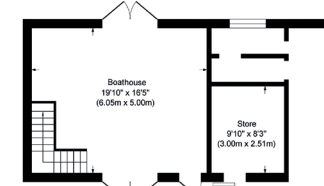
Ground Floor



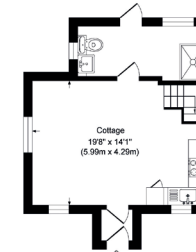
Boathouse (First Floor)



Cottage (First Floor)



Boathouse (Ground Floor)



Cottage (Ground Floor)

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards..

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 04.09.2023





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ADAM BARNES

ASSOCIATE AGENT

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As a seasoned estate agent with 17 years of experience in the industry, I have helped numerous clients buy and sell properties with ease, earning a reputation as a trusted and reliable professional.

Having lived in the lovely town of Park Gate and surrounding areas for many years, I am passionate about the area and all that it has to offer. Throughout my career, I have honed my skills in negotiating deals, valuing properties, and providing clients with exceptional customer service. I am always willing to go the extra mile to ensure that my clients receive the best possible experience when buying or selling their homes.

With an extensive knowledge of the property market and a friendly, approachable manner I am always available to answer questions, provide advice, and offer guidance throughout the entire process.

Outside of work, I enjoy spending time with my family, watching and playing a variety of sports and exploring the local countryside.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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