



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

BELLEVUE HOUSE | BURSELDON | SOUTHAMPTON

Guide Price £3,500,000

6 4 4



Picturesque and Perfect

'Bellevue House' translates as beautiful view!, Unrivalled and Captivating, this modern six bedroom detached property provides a once in a lifetime opportunity to acquire a home with dramatic, breathtaking, unparalleled views over the River Hamble which is renowned for being a desirable waterfront location and a sailing haven.

The orientation of the property allows one to have undoubtedly the finest of views over the River Hamble, Southampton Water, The Solent and all the way to the Isle of Wight .

An attractive, substantial family residence constructed in the 1980s boasts in excess of 3000sq ft of versatile accommodation arranged over three floors, ideal for anyone who desires comfort with well designed room space. This contemporary property has been superbly designed to ensure the living spaces are flooded with natural light ,creating a warm and joyful ambience throughout the property. A highlight of this attractive home is the magnificent views that exude this wonderful house from most windows and doorways.

The property welcomes you into an entrance hall that leads to a bright open plan kitchen/breakfast room with sliding doors that open onto a beautiful terrace area overlooking the gardens and the River Hamble, adjacent is a spacious useful utility room. Additionally, the home offers versatility with a sun lounge, sitting room , dining room and a functional study , ideal spaces for entertaining, work and leisure. A shower room completes the ground floor accommodation.

The first floor continues to please with four splendid light filled bedrooms. Bedroom two benefitting from an ensuite bathroom and there is also a modern, stylish family bathroom.

The second floor comprises the principal bedroom with en- suite bathroom superbly finished off with a window overlooking more spectacular views. Located on this floor is a further impressive double bedroom with eaves storage.

Agents note:

Planning consent has been secured by the International renowned Adam Architecture, to remodel and extend the existing family home to create an impressive Arts and Crafts style residence of over 4000 square feet comprising 5 bedrooms, 3 bathrooms and 3 reception rooms and an Orangery style kitchen/Dining Room with lantern roof.

Please contact Agent for any further information and planning reference.

OUTSIDE

The house benefits from being in an elevated position set within approximately three acres of land, including a paddock/ field , a pretty pond with a feature waterfall and beautiful rolling countryside. To the front of the property is a sweeping driveway which leads down to Bellevue house, providing ample parking for many cars and a double detached garage. There is access to the rear of the house through a decorative archway that leads to a large terrace at the rear aspect, this is a fabulous area for outdoor entertaining and alfresco dining whilst enjoying the mesmerizing views around you.

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 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.

Bursledon's vibrant character is also reflected in its plethora of shops, traditional pubs, and delightful restaurants, offering a diverse range of culinary experiences. The nearby marina provides a idyllic setting to enjoy a meal while observing the tranquillity and beauty of the rippling waves as the the boats 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 lust for shopping and dining, West Quay shopping centre and West Quay boasts 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.

Privately situated close to the River Hamble and a short walk to Bursledon station, Bellevue is ideal for those who enjoy boating and an



outdoor lifestyle. The Jolly Sailor pub is waterside and about 0.6 miles away. Trains from Bursledon to Southampton take from 25 minutes, Southampton Airport is about 7.5 miles away and the M27 provides road links. Southampton Airport parkway is only just an hour away from London Waterloo Station.

Catchment area schools are Bursledon CE Infants, Bursledon Junior and Hambleton Community Sports College (11-16). Independent schools include Charlton House and The Gregg. (Times and distances are approximate)

KEY INFORMATION

- Detached House With Spectacular Views
- Six Double Bedrooms
- Four Bathrooms
- Four Reception Rooms
- Double Garage
- Breath- taking Views Over The River Hamble
- No Forward Chain
- Set in Approximately 2.5 Acres Of Garden
- Elevated Position
- Sought After Location

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales | EU Directive 2002/91/EC

Approximate Gross Internal Floor Area 259.5 sq m / 2794 sq ft
Cellar 18.3 sq m / 197 sq ft
Double Garage 27.6 sq m / 297 sq ft
Total = 305.4 sq m / 3288 sq ft

■ Bathroom / En Suite
■ Bedroom
■ Kitchen
■ Reception Room
■ Other Areas




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1077573)

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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All information is correct at the time of going to print.
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PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Eastleigh City Council

Council Tax – Band F

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