



Fairmonts
ESTATE AGENTS



4 Boundary Acre, Bursledon

Southampton

In Excess of £700,000



4 Boundary Acre

Bursledon, Southampton

- Situated in a tucked-away cul-de-sac of just a handful of homes, offering privacy and a peaceful setting
- Newly fitted bespoke kitchen with deep green cabinetry, granite worktops, central island, and separate utility
- Versatile spaces include a formal living room with feature fireplace, a front-facing family room or home office, and a sun lounge.
- Spa-like family bathroom and en suite both feature contemporary Porcelanosa tiling, stylish fittings, and calming aesthetics
- Generous, private rear garden with large patio area ideal for entertaining, plus lawned space perfect for children or further landscaping
- Private gravel driveway, single garage (currently a gym), and a covered car port provide excellent off-road parking and flexible use



This immaculate five-bedroom detached family home is tucked away in a quiet cul-de-sac location of just a handful of other properties on the fringes of Hedge End, offering a superb blend of spacious living, modern comfort, and everyday practicality. Designed with family life in mind, highlights include multiple reception areas, a newly fitted bespoke kitchen with separate utility room, a light-filled sun lounge, versatile spaces for home working or family activities, and excellent parking provisions including a garage and car port.

Ground Floor

The ground floor of this beautifully presented home exudes warmth and sophistication, with a flowing layout that suits both family living and entertaining. The entrance hall, with Porcelanosa tiling provides access to a ground floor cloakroom with W/C. At the heart of the home is a show-stopping open-plan kitchen and dining space, designed in deep green cabinetry with soft grey accents. A generous central island with breakfast bar seating makes this area as practical as it is stylish. Flooded with natural light from a large window and a glazed rear door, the space connects seamlessly to the rear garden, offering a perfect indoor-outdoor lifestyle. Integrated appliances, ample granite worktops, and quality fittings ensure the kitchen is a true cook's dream. Access is provided to a separate utility room.

The main living room room combines contemporary touches with cosy charm, decorated in neutral tones with a plush carpet. A feature fireplace with a rustic wooden beam adds character. The space flows naturally into the sun lounge through wide double doors, reinforcing the open yet distinct feel of each area. Stepping into the sun lounge, you're greeted with a tranquil retreat featuring a vaulted glass ceiling and wraparound windows that frame views of the private garden. It is the perfect spot for morning coffee, reading, or soaking in the natural surroundings.

To the front of the house, a versatile additional reception room, currently styled as a casual lounge or home office, offers plenty of scope for use as a playroom, snug, or workspace.

First Floor

Upstairs, the home continues to impress with five generously sized bedrooms, each thoughtfully decorated in soft, calming palettes. The principal bedroom is particularly spacious, featuring an expansive wall of built-in wardrobes and access to a luxury en suite complete with Porcelanosa tiling. The remaining bedrooms offer great flexibility, easily adapted for children, guests, or as stylish work-from-home spaces.

The family bathroom is a standout feature, a modern, spa-like sanctuary. It boasts striking textured geometric Porcelanosa tiling, a sleek wall-mounted vanity with wood accents, and a contemporary over-bath shower with a glass screen. The combination of high-end materials and ambient lighting makes this space feel indulgent and serene.

Outside

Set behind mature hedging and neat landscaping, the front of the property offers curb appeal and practicality in equal measure. A private gravelled driveway leads to a single garage (currently utilised as a home gym) and a covered car port, providing ample off-road parking.

To the rear, the garden is a true haven, a generous, mostly level plot bordered by trees and fencing, ensuring both privacy and safety. A large patio area adjacent to the house is ideal for summer dining or entertaining, with plenty of space for lounging furniture and potted plants. The garden also offers a lawned section for children's play or future landscaping potential, making it a fantastic extension of the home's living space.

Situation & Amenities

Bursledon is a village situated on the edge of the River Hamble and north of the M27. Swanwick railway station on the West Coastway Line is approximately one mile south of the village near to Park Gate, making it an ideal location for commuting. Hedge Ends local amenities include shops, banks, Doctors and Dentists. The sought after secondary school of Wildern is close by. It is located within easy reach and of the the M27, and M3

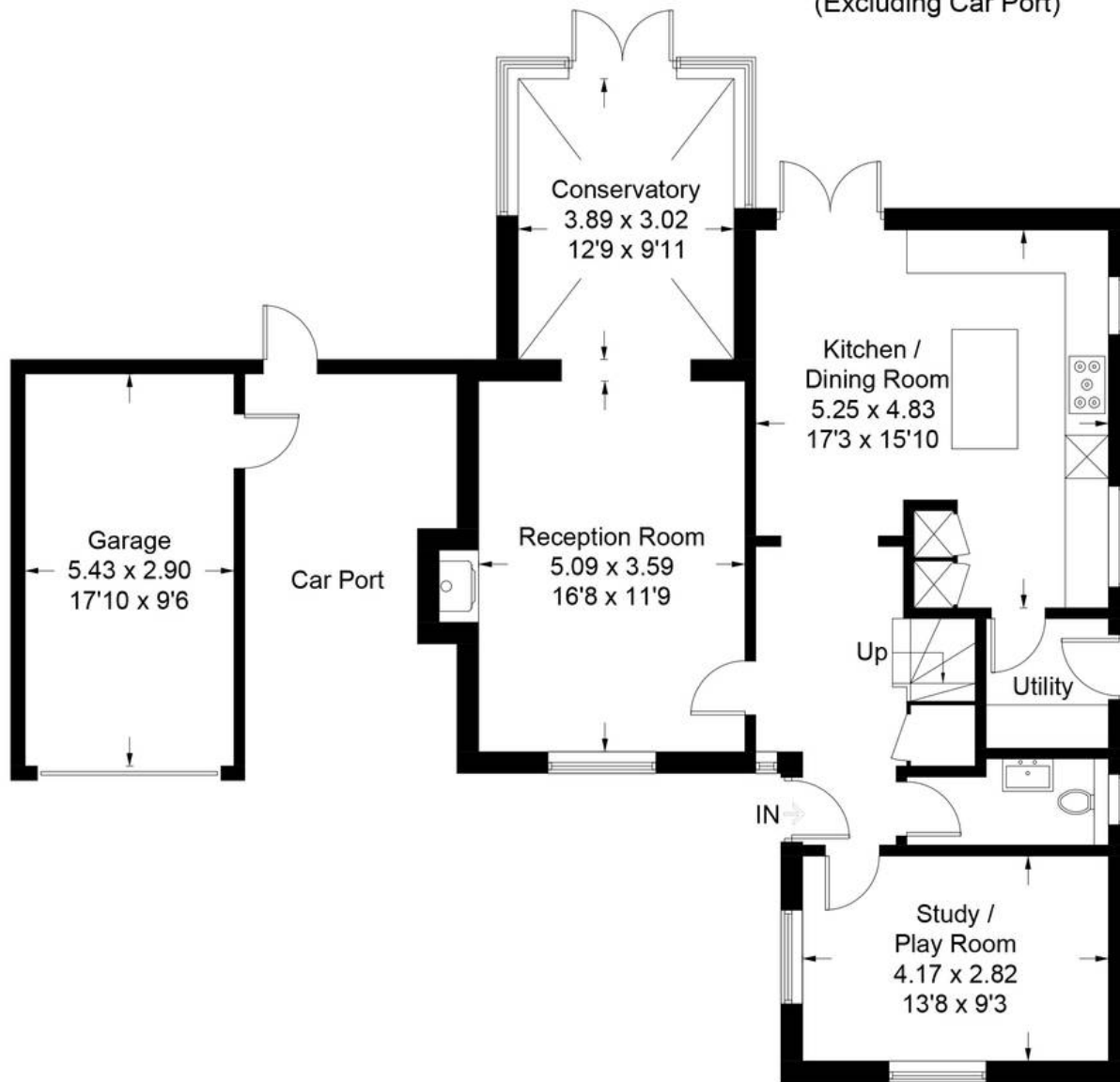


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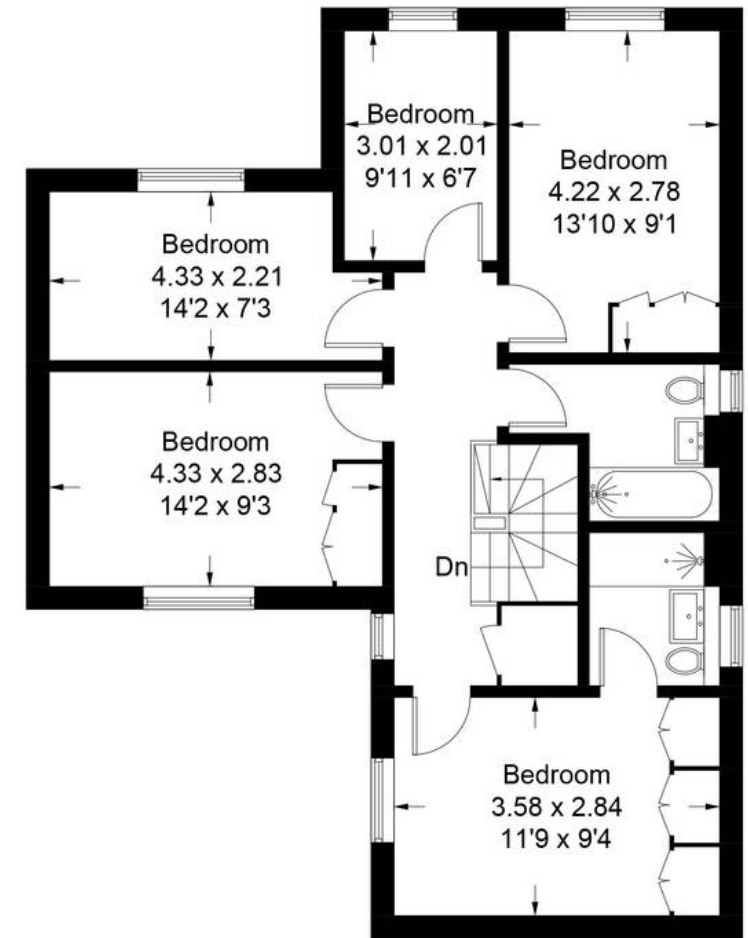
Approximate Gross Internal Area = 161.7 sq m / 1740 sq ft

Garage = 15.8 sq m / 170 sq ft

Total = 177.5 sq m / 1910 sq ft
(Excluding Car Port)



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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