



Dale Cottage, Old Bursledon, Hampshire





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A beautiful Grade II listed semi-detached house within a popular riverside village.

Front door leads into a hall with doors to the double-aspect dining room which has a fireplace and an arch to the rear hallway and double French doors to the terrace and garden. To the other side of the hall is a cosy snug with an open fireplace, glazed display cabinets and a door to the garden room which has a glazed door to the terrace and garden. The farmhouse kitchen/breakfast room is to the back of the house with a further door to the terrace. The remainder of the ground floor has a utility room, cloakroom and access to the integral garage. Upstairs, there are four bedrooms, and two bathrooms as well as a drawing room with bay window, fireplace and secondary staircase to the ground floor. This east side of the house could be used as a self contained annexe.

The property has a gravel drive to the side leading to a garage/boat store. There is a stone terrace immediately to the rear of the house leading to the south-facing garden with lawn, well established trees and shrubs providing privacy and year round interest. This quintessentially English garden includes rose beds, lavender and climbing plants such as wisteria. Through the high hedge is the productive vegetable garden and fruit cages.







Location

Bursledon Station 0.1 mile (Southampton Central from 23 minutes). Dale Cottage sits in a wonderful position, close to Bursledon Station and the popular Jolly Sailor pub, as well as within a short distance of marinas on the Hamble River. Bursledon Infant and Junior Schools are within about 0.7 mile walking distance and the secondary school is in Hamble. (Times and distances approximate)

Local Authority: Eastleigh Borough Council

Council Tax band: G

Guide price: £995,000

For sale freehold



Dale Cottage

Approximate Gross Internal Area

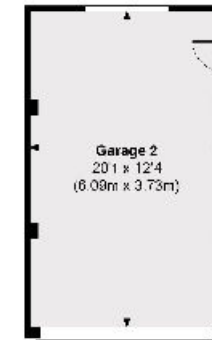
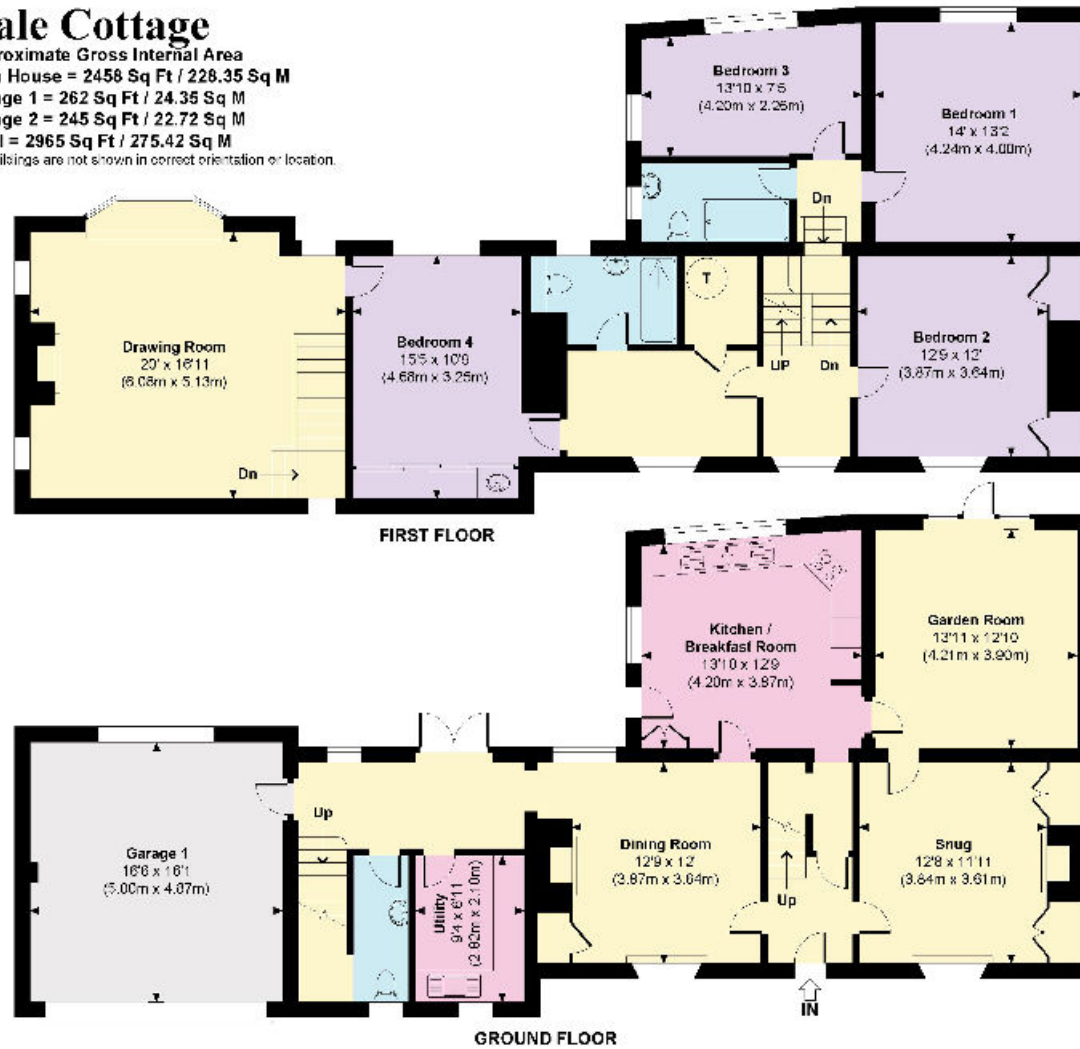
Main House = 2458 Sq Ft / 228.35 Sq M

Garage 1 = 262 Sq Ft / 24.35 Sq M

Garage 2 = 245 Sq Ft / 22.72 Sq M

Total = 2965 Sq Ft / 275.42 Sq M

Outbuildings are not shown in correct orientation or location.



GARAGE 2

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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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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