



Dale Cottage, Old Bursledon, Hampshire





DALE COTTAGE

Dale Cottage, Old Bursledon, Hampshire

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

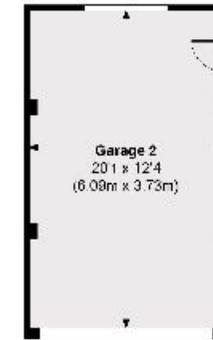
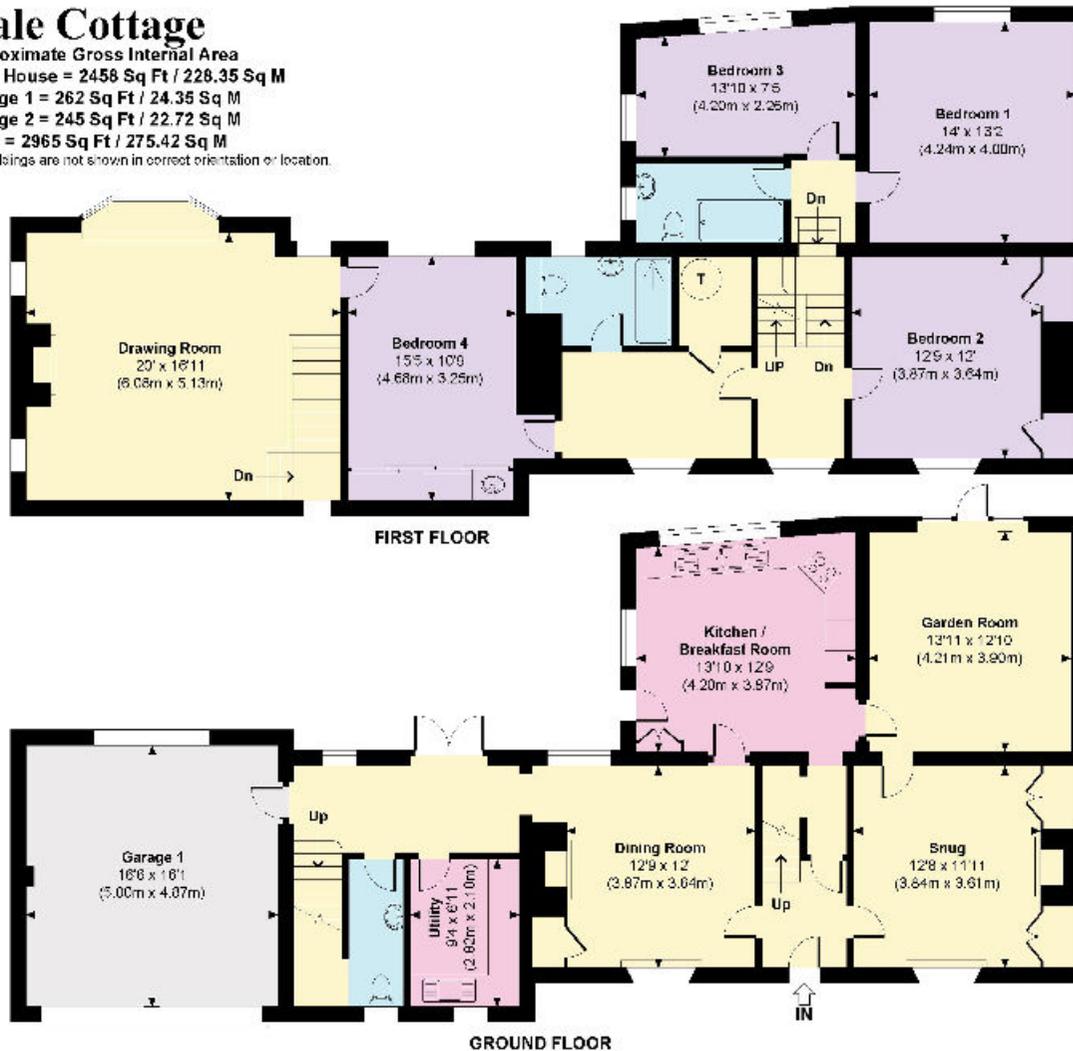
For sale freehold



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.

Knight Frank
 Winchester
 14-15 Jewry Street
 Winchester
 SO23 8RZ
knightfrank.co.uk

We would be delighted to tell you more

Lottie Lambert	Ed Hunt
01962 677246	01962 677236
lottie.lambert@knightfrank.com	edward.hunt@knightfrank.com



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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated March 2025. Photographs and videos dated September 2023.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.