



Woodlands | Dodwell Lane | Bursledon | SO31 1DJ

Guide Price £675,000



Dodwell Lane |

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W&W are extremely delighted to offer for sale this unique '2014' built detached family home. The property enjoys versatile accommodation of over 2000 sq. Ft providing four double bedrooms, impressive open plan living/kitchen/dining room, utility cupboard, downstairs cloakroom, modern family bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear tiered landscaped garden, garage & driveway parking for multiple vehicles.

'Woodlands' is located in the ever popular area of Bursledon, just a short drive from Hedge End Village with a wide range of amenities & Hedge End retail park for larger superstores. The River Hamble Country Park & Manor Farm are both close by with scenic walks and woodland trails. Infant, junior & secondary schools are all within easy access. The property offers excellent commuter links with junction 9 of the M27 is just a short drive away that links with the M3 for access to London.







Beautifully Presented '2014' Built Unique Detached Family Home

Accommodation Of Over 2000 sq. ft

Grand Reception Hallway With Ceramic Tiled Flooring Flowing Through Into The Utility Cupboard, Downstairs Cloakroom & Living/Kitchen/Dining Room

Impressive 31'2ft Dual Aspect Open Plan Living/Kitchen/Dining Room Enjoying Bi-Folding Doors Opening Out Onto The Garden

Stunning Modern 'Two Tone' Kitchen With Feature High Gloss Units, Quartz Worktops & Breakfast Bar

Built In Appliances Include 'AEG' Double Oven, Coffee Machine, Combination Microwave/Grill, Five Ring Gas Hob, Full Size Fridge, Full Size Freezer, Dishwasher & Wine Cooler

Raised Ceiling To The Living Area With Feature LED Lighting

Feature Underfloor Heating Throughout The Ground Floor & Air Con/Heating Unit To The Landing

Extremely Light, Bright & Airy

Solid Wood Internal Doors & Impressive Wooden Staircase With Glass Balustrade

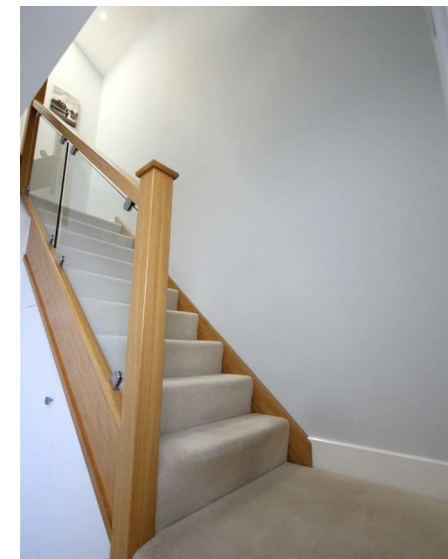
Main Bedroom Boasting Built In Wardrobes & En-Suite



Tenure: Freehold

EPC Rating: B

Council Tax Band: F



Modern Fitted En-Suite Shower Room Comprising Three Piece White Suite, Low Profile Double Shower, Feature Velux Window & Attractive Tiled Flooring

Guest Bedroom Also Benefitting From Built In Wardrobes & Impressive Full Height Windows With Fitted Shutters

Two Additional Double Bedrooms Both Benefitting From Built In Wardrobes

Shutters To Remain In All Four Bedrooms

Modern Family Bathroom Comprising Three Piece White Suite, Velux Window, 'P' Shaped Bath, Attractive Tiled Flooring & Surround Behind The Shower

The Property Is An Eco Friendly Home With An Excellent EPC Rating Of ' B'

Rear Tiered Landscaped Garden With First Tier Enjoying Paved Patio Area Perfect For Alfresco Dining & Steps Down Onto The Artificial Lawn With Further Steps Down Onto The Third Tier Laid To Shingle, Mature Shrubbery & Shed To Remain

Garage With Feature Electric Roller Door Also Benefitting From Power & Lighting

Block Paved Driveway Providing Parking For Multiple Vehicles

Home Alarm System & CCTV To Remain

ADDITIONAL INFORMATION -

Property construction - Timber Frame

Electricity supply - Mains

Water supply - Mains



Sewerage - Mains

Heating - Gas central heating

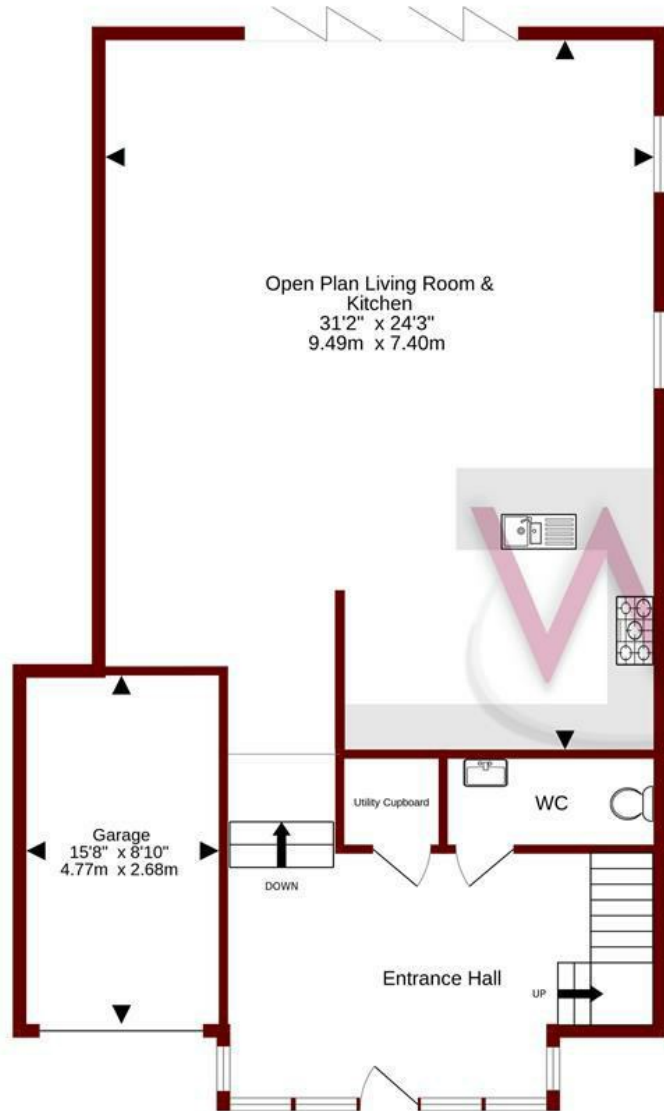
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin & is connected via Cable

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

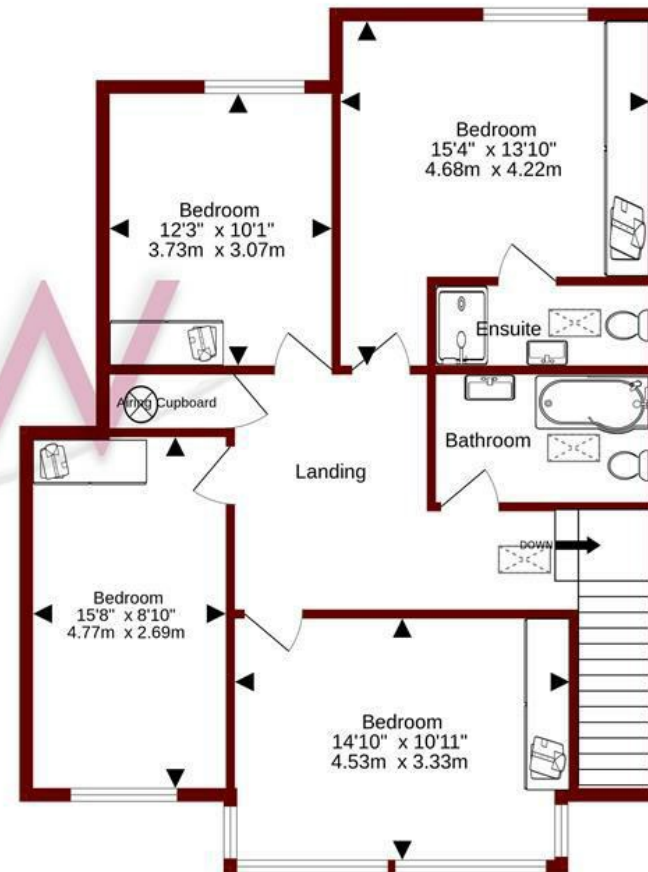
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
1141 sq.ft. (106.0 sq.m.) approx.



1st Floor
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 2012 sq.ft. (187.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

20e Bridge Road
 Park Gate
 Southampton
 Hampshire
 SO31 7GE
 01489 577990

parkgate@walkerwaterer.co.uk
 www.walkerwaterer.co.uk