



Cleverley Rise | Bursledon | SO31 8LN

Offers In The Region Of £795,000



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W&W are delighted to offer for sale this extremely well presented Bovis homes '2018' built five bedroom detached family home. The property boasts over 2400 Sq. Ft providing five bedrooms, lounge, kitchen/family room, dining room, study, sun room, utility room/cloakroom, main bathroom & two modern en-suite shower rooms. The property sits on an enviable plot providing rear landscaped garden & detached double garage.

Cleverley Rise is situated in the sought after 'Hamble View' development, popular with those seeking easy access to Swanwick Marina & the River Hamble. Local riverside restaurants are within easy walking distance as is Bursledon train station with other excellent transport links accessible within minutes including A27 & M27. The shops & amenities of Sarisbury Green & Lowford are all less than a mile away.







Extremely well presented Bovis Homes '2018' built five bedroom detached family home

No chain ahead

Accommodation over 2000 Sq. Ft

Welcoming reception hallway boasting built in storage cupboard & attractive tiled flooring flowing into the kitchen/dining room & utility room/cloakroom

Spacious lounge with bi-folding doors opening out onto the rear garden

Study to the front enjoying bespoke fitted ' Conquest' home office furniture

Dining room with walk in bay window

Dual aspect 18'9ft kitchen/family room enjoying bi-folding doors opening out into the sun room

Modern kitchen boasting attractive worktops, cabinets & re-fitted double ceramic sink

Integrated appliances include five ring gas hob, twin built in oven's, fridge/freezer & dishwasher

Impressive sun room enjoying bi-folding doors opening out onto the garden, two skylight windows both with motorised built in blinds

Utility room/cloakroom enjoying storage space & built in washing machine

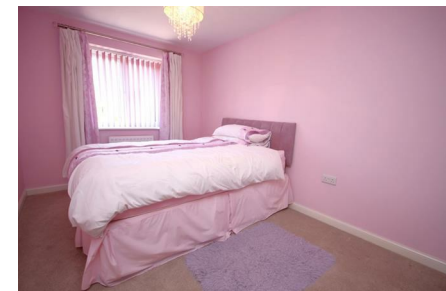


**Tenure: Freehold**

**EPC Rating: A**

**Council Tax Band:**

**F**



Galleried landing with window to the front providing ample natural lighting & built in storage cupboard

Main bedroom benefitting from built in wardrobes & modern en-suite shower room

Guest bedroom also benefitting from built in 'Conquest' wardrobes & modern en-suite shower room

Three additional bedrooms with two benefitting from built in 'Conquest' wardrobes

Modern main bathroom comprising four piece white suite with feature walk in double shower cubicle tray, attractive wall & floor tiling

Beautifully landscaped rear garden majority laid to lawn with paved patio area, decked sun terrace, display shrubbery/flowers

'In our opinion' the garden offers a great degree of privacy backing onto greenery & mature woodland

Detached double garage with electric remote controlled roller door, power, lighting & eaves storage

Privately owned solar panels

Walking distance to the river Hamble, Swanwick marina, Bursledon train station and wonderful pub walks

Estate Management Charge is £341 per annum



AGENTS NOTE - To see a list of the covenants please contact the estate agents

The property is of a traditional brick built and is connected to mains water, electrics & drainage. The property's central heating is gas central heating.

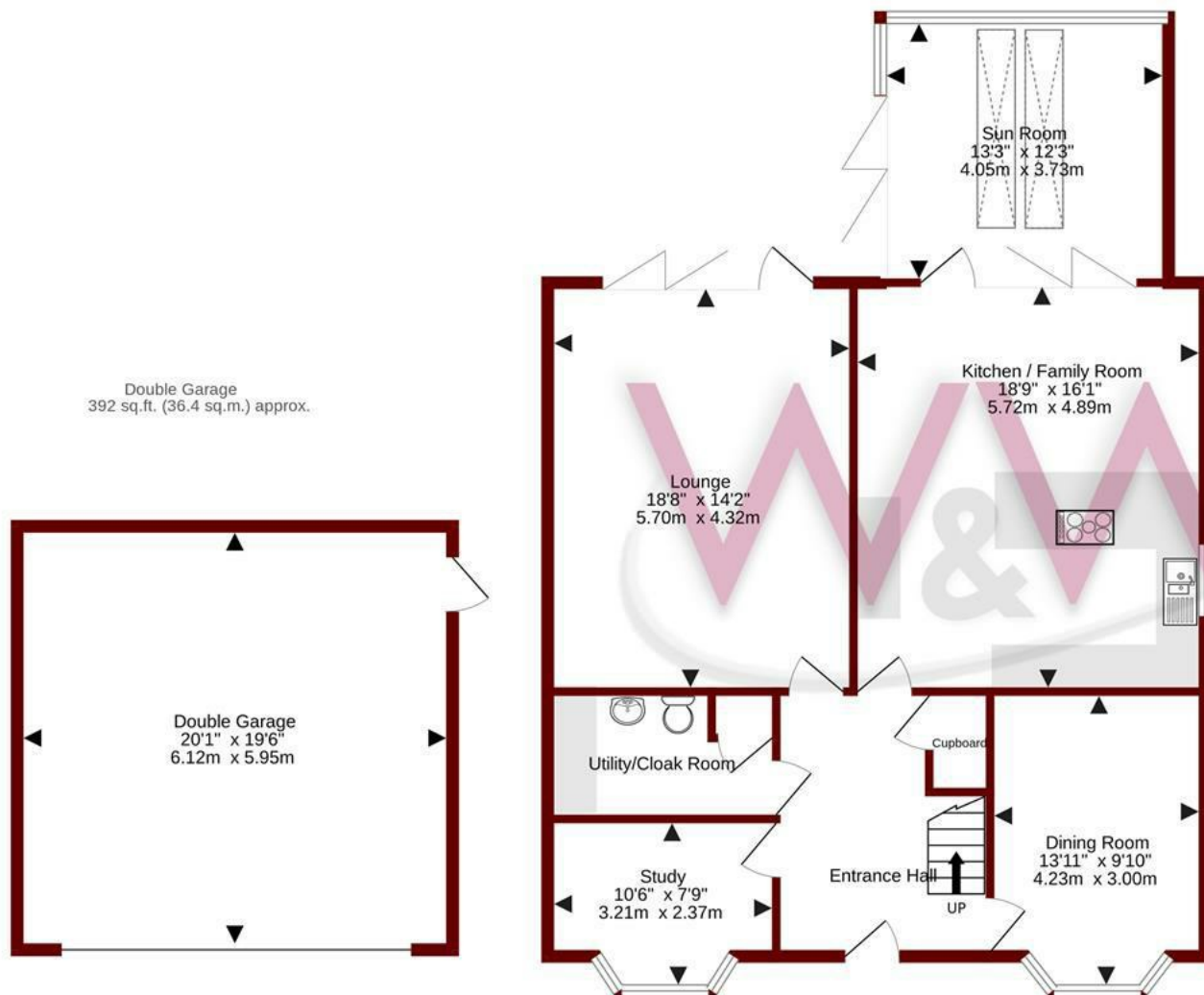
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

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

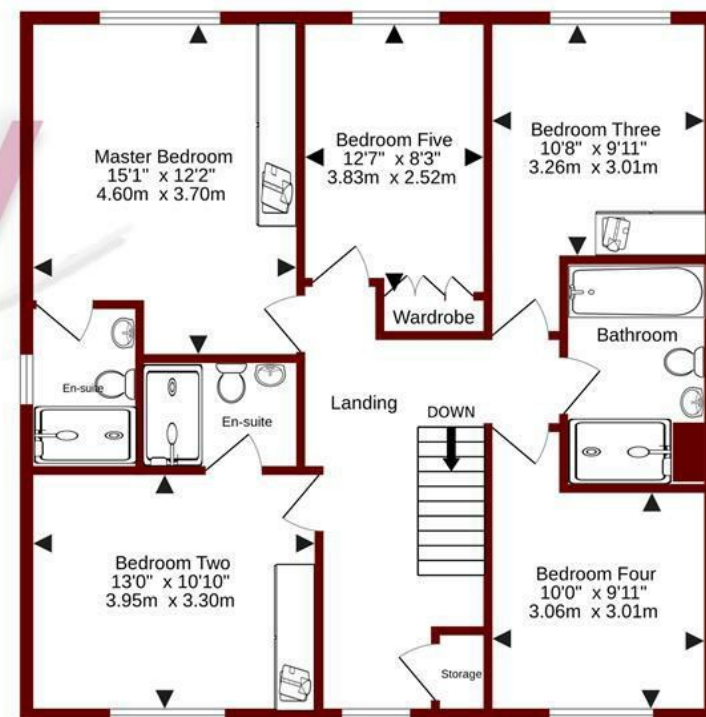
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor  
1121 sq.ft. (104.1 sq.m.) approx.



1st Floor  
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 2444 sq.ft. (227.0 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) <b>A</b>                          | <b>93</b>                  | <b>94</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



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