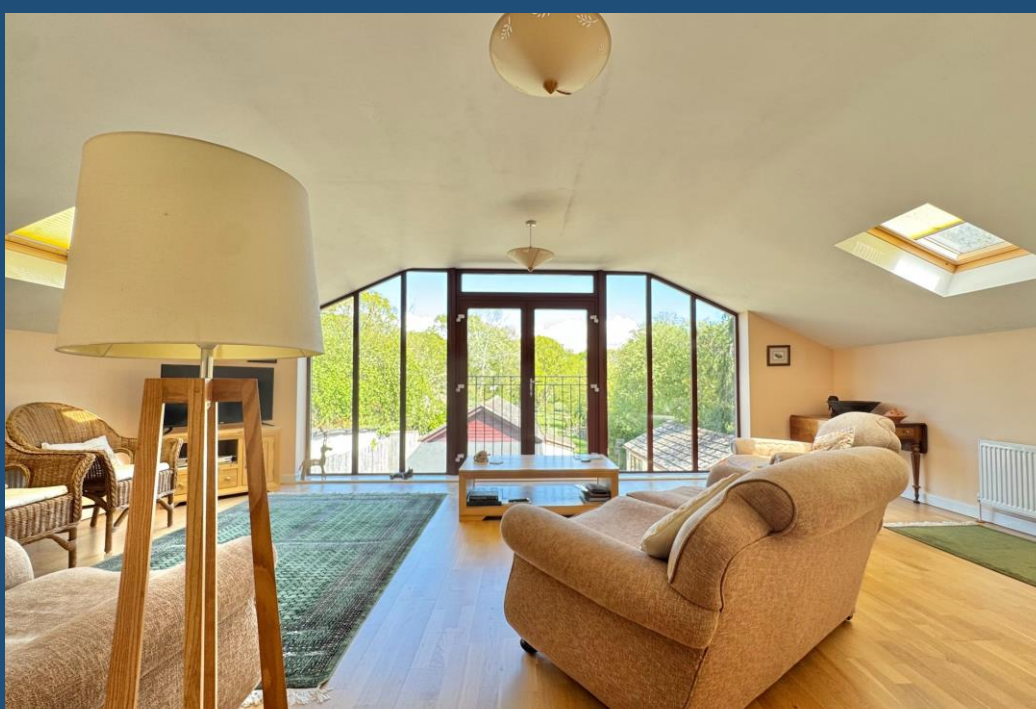




£800,000
Freehold

46 Burr ridge Road, Burr ridge
Southampton, Hampshire SO31 1BT



Quick View

	3 Bedrooms + 1 Bed Annex		Garage
	3 Living Rooms		3 Bathrooms
	Detached House		EPC Rating TBC
	Driveway Parking		Council Tax Band E

Reasons to View

- The green fingered will relish the chance to get sowing and growing in this mature plot, which measures over 2/3rd of an acre, and offers a beautiful back drop for this individual home.
- With flexible accommodation over two floors, in addition to a self-contained annex, this property could suit the needs of a multi-generational family.
- Discover the lovely walks from here and follow footpaths through to Swanwick Lakes or down to the River Hamble, your four-legged friends will love it.
- Situated in one of the area’s premier roads, this is a fantastic opportunity to create a long-term home that can be enjoyed for many years to come.
- Full-length windows and a Juliet balcony to the first floor sitting room allow you to fully appreciate the vista to the rear and enjoy spotting the local wildlife.
- To help things move along smoothly, the sellers have advised that they would be prepared to break the chain and offer vacant possession.

Description

If you have been hunting for something a little less ‘run of the mill’ we hope that this individual detached home in Burriddge might fit the bill. The plot measures over two thirds of an acre, that is over 550 feet (170m) in length, so there is plenty of room to grow your own fruit and veg, keep a few chickens and still space for kids to have a kickabout, swing etc. The wildflower garden at the rear of the plot backs onto a brook running down to the river Hamble and then to fields giving you a rural outlook, where the deer and other wildlife visit daily. There is a huge amount of parking and a detached garage with power too. The property also comes with a share in a parcel of land on the Hamble riverbank which is a beautiful spot for a walk or maybe a picnic in the summer months.

The property has been extended several times over the years and offers an impressive 1860 sq foot of accommodation, excluding the garage and annex. A recessed porch with steps leads into the entrance hall with two bedrooms and the main bathroom situated at the front, on the ground floor. Bedroom one enjoys its own ensuite shower room and a separate dressing room, whilst bedroom two benefits from a built-in double wardrobe and two storage cupboards.

Off the inner hallway stairs rise to the first floor and doors lead to the kitchen and family/dining room. The family/dining room offers a comfortable sitting area and a very spacious dining room with a woodburning stove that is sure to be the focal point of this house, especially after a long day tending the garden, quality wood flooring makes this a practical space too with double doors at the rear opening onto a small balcony with steps down accessing the garden. The kitchen offers a huge amount of workspace with a double-range oven and a separate utility room off. You’ll be pleased to learn that the gas central heating boiler was replaced in 2023.

From the first-floor landing there is a hatch into the front roof space making for easy access storage. Doors open into a further bedroom and a spacious shower room. The piece de resistance of this home must be the first floor sitting room, creatively designed with full length windows looking out to the rear with a Juliet balcony and Velux windows to either side this room is filled with light, and yet it is so private, it’s just you and the view!

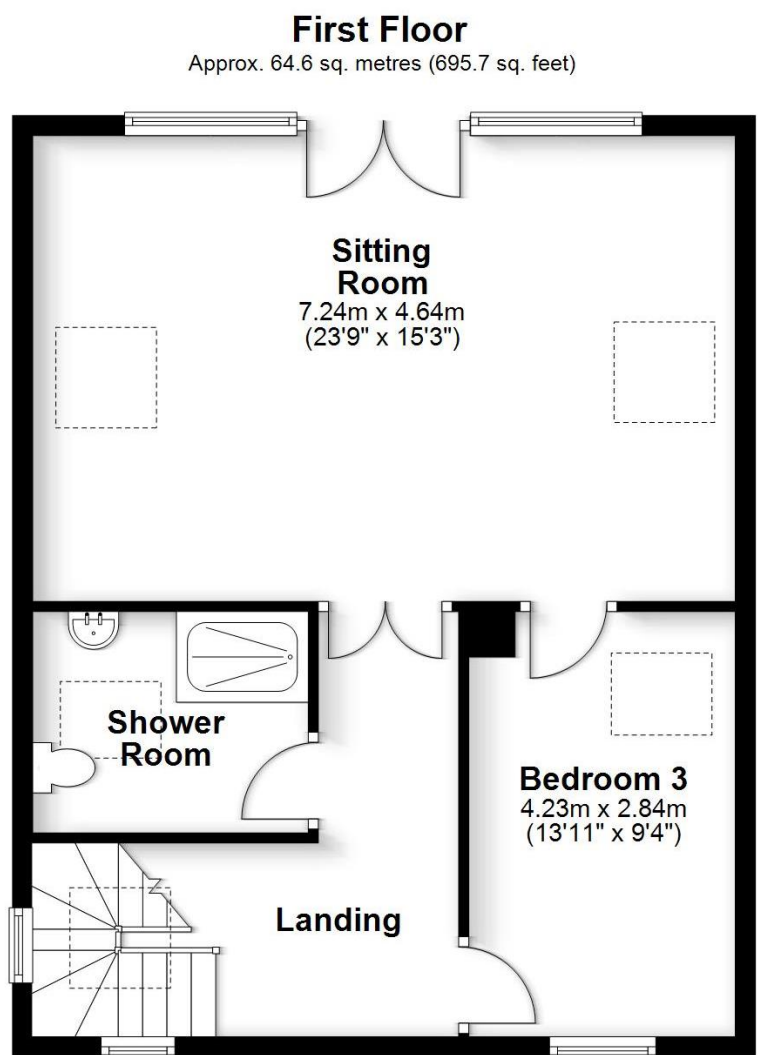
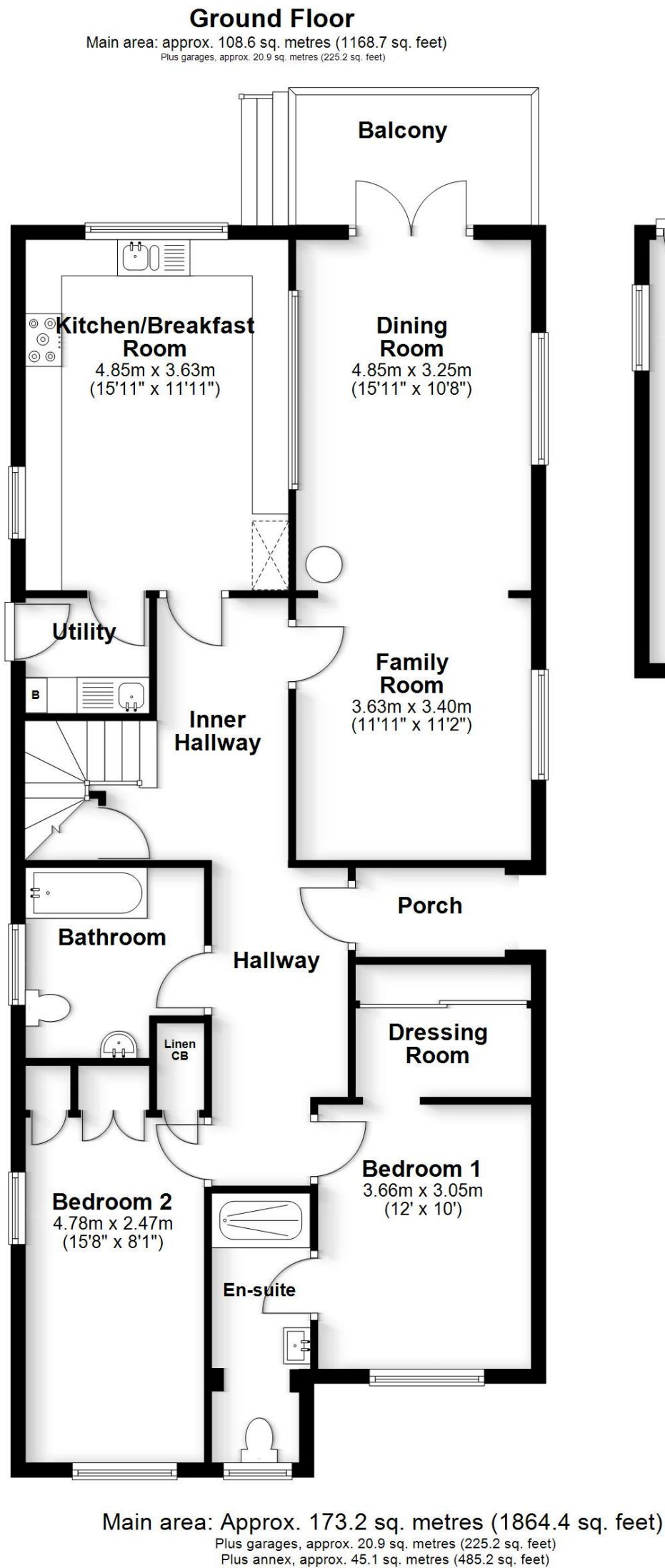
The detached annex offers a host of possibilities, whether for granny, an older child who just won’t leave home or as an Airbnb rental, we’re sure that you will be able to make it work for you. It has a good-sized living room, enjoying a lovely view of the garden, separate kitchen, a double bedroom and bathroom. It has its own heating system so it is self-contained, however planning constraints mean it may not be permanently let or sold as a separate dwelling.

We feel that this really is the perfect location, you can enjoy the best of both worlds, with lovely country and riverside walks on the doorstep yet within a 10 minute drive you can be in the hive of Whiteley Shopping Centre or onto the M27 for your daily commute. Book a viewing and come and explore this lovely property for yourselves.

Other information: The Annex is separately rated for Council Tax, the Fareham Borough Council states that annexes are exempt from Council Tax if occupied by dependant relatives or where vacant and occupancy is restricted by planning permission. An annual £15 membership is payable for two shares in Landing Place Ltd in respect of the riverside woodland.

Directions: <https://what3words.com/geese.friday.courage>

Burriddge Road, Burriddge



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