



Offers in excess of £550,000
Cleverley Rise, Bursledon, Southampton



4

Bedrooms



2

Bathrooms



2

Receptions

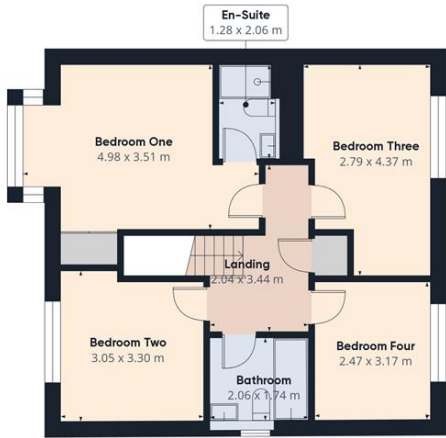


- Detached family home situated in the highly sought-after 'Hamble View' development
- Stunning kitchen/diner with integrated appliances
- The garage has been partially converted to offer space for storage and a games room
- Four double bedrooms
- 17ft lounge flooded with natural light and separate study
- Driveway parking
- Modern bathroom, en-suite and WC/utility space
- Private and low maintenance rear garden
- Only a short distance from Swanwick Marina

Situated within the highly sought-after 'Hamble View' development by Bovis Homes, this four-bedroom detached home enjoys a prime plot with a tranquil woodland outlook, offering both privacy and serenity. Built in 2016, the property benefits from the remainder of a 10-year build warranty and has been beautifully maintained throughout by the vendors. Upon entering, a welcoming entrance hallway leads to the stylish upgraded kitchen/dining room, complete with a range of integrated appliances. This open-plan space is perfect for entertaining and family life, with double doors opening onto the garden and the spacious sitting room boasts a feature bay window flooding the space with natural light. To the front of the property, there is a versatile study/snug room, while a cloakroom/utility room offers additional storage and practicality. Upstairs, the master bedroom features built-in wardrobes and a luxurious en-suite shower room and three further generously sized double bedrooms share a modern family bathroom. The current owners have enhanced the home further by converting half the garage into a games room and keeping the other half for storage. The private rear garden is laid to lawn with a patio terrace, ideal for outdoor dining and relaxation. A driveway to the side provides off-road parking. Located in the picturesque village of Bursledon, this home is perfectly positioned near the River Hamble, offering fantastic opportunities for scenic walks along the shore. The area benefits from an excellent selection of local schools, gyms, and sports facilities. Southampton city centre is just 5 miles away, boasting WestQuay shopping centre, and an array of restaurants, cinemas, and entertainment venues. For commuters, the property enjoys superb transport links, with the M27 just half a mile away, connecting to the M3 and beyond and there are three local train stations and convenient bus routes along Hamble Road.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
126.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: 76, Cleverley Rise, Bursledon, Southampton, SO31 8LN

Tel :

01489 584 298



Email : hello@chimneypotsestateagents.co.uk

Address : 32 Bridge Rd, Park Gate, Southampton SO31 7GF