



Long Acre, Kew Lane, Bursledon, SO31 8DG

£975,000

WHITE & GUARD

Long Acre, Kew Lane

Bursledon, Southampton

INTRODUCTION

Situated on an overall plot of 0.55 acres, this extended, six bedroom detached family home offers flexible accommodation arranged over two floors, approaching 4000sqft. Outside there is ample parking on the driveway, a double garage and mature, wrap around gardens, backing onto Bursledon Conservation Area. The accommodation on the ground floor comprises a generous lounge with French doors opening onto the side terrace, fitted kitchen, breakfast room, separate dining room, five bedrooms, two with en-suite facilities, a family bathroom and a cloakroom. On the lower ground floor there is a spacious family room with bi-folding doors opening out to the rear garden, a utility, bathroom and double bedroom, as well as storage and cellar space with a sauna. The ground floor offers scope to be easily converted into a self-contained annexe, subject to the relevant consents.

LOCATION

The property is situated in a desirable location in Bursledon, backing onto woodland and with countryside walks on its doorstep, as well as a local pub. Bursledon's village centre is nearby offering a range of shops, schools and amenities, as is the pretty village of Hamble with its marinas and selections of shops and restaurants.

- TENURE - FREEHOLD
- EPC GRADE D
- EASTLEIGH BOROUGH COUNCIL BAND G





INSIDE

On the ground floor there is a large entrance hall and a good size dining room, as well as a breakfast room adjoining the kitchen. The kitchen has been fitted with a matching range of units with appliance space for a Range style cooker, fridge/freezer and dishwasher. The large, dual aspect lounge has a feature fireplace, windows to the front and side, as well as French doors leading out to the side terrace, which enjoys elevated views across the rear garden.

The master bedroom has windows to the side and rear, built-in wardrobes and an en-suite shower room. There are four further, well-proportioned bedrooms, one of which benefits from an en-suite bathroom. From the hallway there is also access to the family bathroom and separate cloakroom as well as two sets of stairs leading down to the lower ground floor.

To one side of the lower ground floor there is a spacious family room which has a window and French doors to the side and bi-folding doors opening onto the rear decking. The other side of this floor is accessed via a separate staircase and has a good size, double bedroom with French doors to the rear garden, a bathroom and L-shaped utility room with access to the garden.

There is external access to the storage area and the large cellar, which has power and light, as well as a sauna.



OUTSIDE

To the front of the property there is ample off road parking for several cars on the driveway, which leads to the double garage. There is a set of double gates to the side which lead through to an additional parking area, as well as pedestrian access through to the garden. The large rear garden has a decked seating area, leaving the rest of the garden mainly laid to lawn with mature borders, which wrap around the sides of the property, and backs onto Bursledon Conservation Area, providing a pleasant and private outlook.

SERVICES Gas, water, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by White & Guard.

BROADBAND Standard Broadband is available with download speeds of up to 24 Mbps and upload speeds of up to 1 Mbps. Superfast Broadband is also available. Information has been provided by Openreach website.

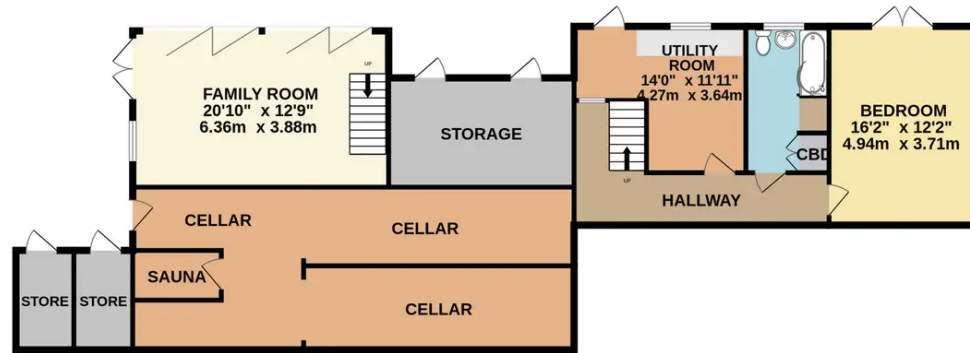
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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



LOWER GROUND FLOOR
1488 sq.ft. (138.3 sq.m.) approx.



GROUND FLOOR
2417 sq.ft. (224.5 sq.m.) approx.



TOTAL FLOOR AREA : 3905 sq.ft. (362.8 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.