



58 Claypit Copse, Bursledon, SO31 1EX

In Excess of £550,000

WHITE & GUARD

58 Claypit Copse

Bursledon, Southampton

INTRODUCTION

This beautifully presented, five double bedroom family home comes with an attractive, rear garden, a detached single garage and driveway parking for three cars.

The accommodation on the ground floor comprises a spacious, triple aspect lounge, modern 20ft kitchen/diner and a utility room/ WC.

On the first floor there are three, well-proportioned double bedrooms, with an en-suite shower room to the master, and a modern family bathroom. There are two further double bedrooms and a modern shower room located on the top floor.

Additional benefits include remaining buildings warranty and solar panels.

LOCATION

The property is located in the popular Latitude development in Bursledon and benefits from being close to local shops, schools and amenities including Manor Farm and River Hamble Country Parks, Hedge End's village centre and the M27 motorway links.

DIRECTIONS

Upon entering Claypit Copse from Barnfield Way, follow the road round to the right where the property can be found at the very end.

- FREEHOLD
- EPC GRADE B
- EASTLEIGH COUNCIL BAND E





INSIDE

The entrance hall has stairs to the first floor, a built-in storage cupboard and doors through to all ground floor rooms, including the generous lounge which enjoys a triple aspect and has French doors opening out to the rear garden.

The modern kitchen/diner has been fitted with a stylish range of wall and base units with a Range style cooker (included) with extractor over, an integrated dishwasher, wine cooler and appliance space for an American style fridge/freezer. There is a window to the front and French doors from the dining area leading out to the garden.

The utility room/WC has space for a washing machine and tumble dryer, a WC, wash hand basin and a window to the front.

On the first floor, the large, light and airy master bedroom enjoys a dual aspect with a Juliet balcony overlooking the green to the front. The modern en-suite offers a shower cubicle, wash hand basin and WC.

The second bedroom has a window to the front, whilst the third bedroom has a built-in wardrobe and overlooks the rear garden. The modern family bathroom comprises a P-shaped bath with shower over, wash hand basin, WC and a window to the front.

The top floor offers two further double bedrooms with windows to the front and side, as well as a modern shower room with a shower cubicle, wash hand basin and WC.



OUTSIDE

The attractive rear garden has a decked seating area with a hot tub (available via separate negotiation), leaving the remainder of the garden mainly laid to lawn with pedestrian access to the garage.

Gated side access from the garden also leads round to the detached, single garage and driveway which has parking for three cars and an electric car charging point.

ADDITIONAL INFORMATION

There is an estate charge of £288 per annum (£24 pcm), which is reviewed annually.

BROADBAND

Full fibre broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps. Information has been provided by the Openreach website.

SERVICES

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

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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.



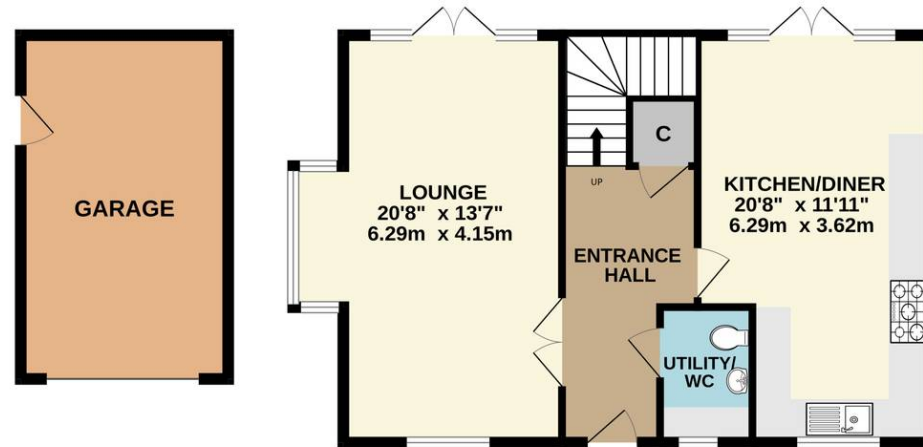
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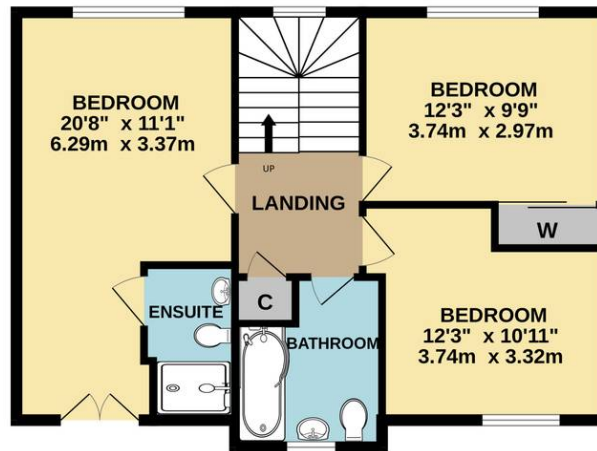
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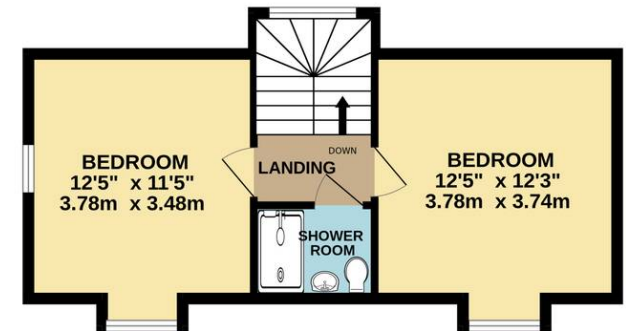
GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



2ND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1836 sq.ft. (170.5 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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