



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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Stubbington



1 Wisteria Cottages Bridge Road Bursledon Southampton SO21 8AG

Asking Price £535,000 Freehold



We are delighted to be selling this unique three bedroom semi detached cottage offering a wealth of character and charm throughout. The property offers three receptions rooms and two bathrooms, kitchen and utility room, three double sized bedrooms, a good size garden, single timber garage and a large driveway to the front. The property still retains many of its original features including open fireplaces, Sash windows, exposed brickwork and solid wood floors. Situated in the ever popular area of Bursledon and within walking distance to the River Hamble and The Jolly Sailor makes this property desirable to a number of discerning purchasers. The railway station is also neaby for the commuter as well as the M27. If you would like to arrange a viewing please call us to avoid missing out on this rare find!

Entrance Porch

2.66 x 1.81 (0.61m.20.12m x 0.30m.24.69m)

Recently added to the main property, accessed via a composite door, vaulted ceiling, double glazed window to front elevation, ceramic tiled floor, feature exposed brick archway, wall mounted heater, wooden door to:

Living Room

26'0" x 11'9" max (7.92m x 3.58m max)

Two double glazed Sash windows to front elevcation, double glazed doors opening onto to rear garden, exposed brick feature fireplace with log burner, dado rail, two radiators, solid wood flooring, access to:

Dining Room

12'10" x 11'3" ( 3.92m x 3.44)

Staircase to first floor landing, exposed brick feature fireplace, radiator, doors to kitchen and to:

Family Room

12'3" x 11'5" (3.74 x 3.48m)

Two double glazed sash windows overlooking rear garden, solid wood flooring, radiator.

Kitchen

12'7" x 10'8" (3.84 x 3.26m )

Fitted with a range of wall and base cupbaord/drawer units with work surfaces over, inset one and half bowl sink unit, space for range style cooker, space for dishwasher, space for fridge freezer, double glazed window to rear elevation, cermaic tiled floor, UPVC door to rear garden, door to:

Utility Room

Double glazed window to rear elevation, inset sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, access to cupboard/pantry housing boiler, door to:

Cloakroom

Low level WC, window to rear elevation, ceramic tiled floor.

First Floor Landing

Access to boarded loft with light, access to three bedrooms and family bathroom.

Bedroom 1

12'9" x 11'3" (3.89 x 3.43m)

Double glazed Sash window to front elevation, ornate feature fireplace, radiator.

Bedroom 2

12'3" x 9'10" (3.75m x 3.01)

Double glazed Sash window to front elevation, fitted double wardrobe, solid wood flooring, radiator.

Bedroom 3

11'3" x 10'1" (3.44m x 3.08m)

Double glazed window to rear elevation, ornate feature fireplace, fitted single wardrobe, radiator.

Family Bathroom

12'3" x 11'8" (3.75m x 3.57)

Double glazed Sash window to rear elevation, white freestanding bath tub , fully tied shower enclosure, pedestal wash hand basin, solid wood flooring, half tiled walls, low level WC, chrome towel rail, radiator.

Front Garden

Accessed via Yachtsman Close, laid to block paviour and stone chippings, ample space for parking numerous vehicles, side gate to rear garden, access to Timber garage.

Rear Garden

A generous size garden fully fence enclosed, mainly laid to lawn, area immediatly behind house laid to patio, timber garden shed. This garden has a favourable South and West facing aspect.

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase. These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Bridge Road

Timber Single Garage

17'7" x 11'10" (5.36 x 3.61)

With up and over door, power and light, eaves storage space and side pedestrian door.

