



Cleverley Rise | Bursledon | SO31 8LL

Asking Price £750,000





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W&W are delighted to offer for sale this extremely well presented five double bedroom detached family home situated in a sought after location overlooking woodlands to the front. The property boasts five bedrooms, lounge, modern kitchen/dining/family room, study/family room, downstairs cloakroom, modern main bathroom & two modern en-suite shower rooms. The property also benefits from a rear landscaped garden, double garage and driveway parking for multiple vehicles.

Cleverley Rise is situated in the sought after 'Hamble View' development, popular with those seeking easy access to Swanwick Marina & the River Hamble. Local riverside restaurants are within easy walking distance as is Bursledon train station with other excellent transport links accessible within minutes including A27 & M27. The shops & amenities of Sarisbury Green & Lowford are all less than a mile away.











Extremely well presented five bedroom detached family home overlooking woodlands to the front

Situated in a popular location

Welcoming entrance hall enjoying attractive wood effect flooring & bespoke fitted storage

18'6ft Lounge with double doors opening into the rear garden

Dual aspect modern kitchen/dining/family room

Modern kitchen enjoying integrated double oven, five ring gas hob, dishwasher & space for fridge/freezer

Utility room providing additional storage space, plumbing for appliances & built in storage cupboard

Study/family room with window to the front overlooking woodland views

Downstairs cloakroom comprising two piece suite



Tenure: Freehold

EPC Rating: A

Council Tax Band: G

Main bedroom benefitting from a modern en-suite shower room

Guest bedroom also benefitting from a modern en-suite shower room

Three additional double bedrooms

Modern main bathroom comprising four piece white suite & attractive wall tiling

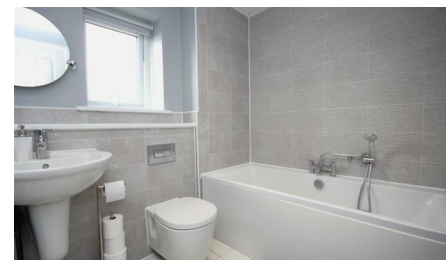
Landscaped rear garden with majority laid to lawn, paved patio, mature shrubbery & decked sun terrace with hot tub available by separate negotiation

Double garage with power & lighting

Driveway parking for multiple vehicles

Privately owned solar panels

Estate management charge approx. £350 PA







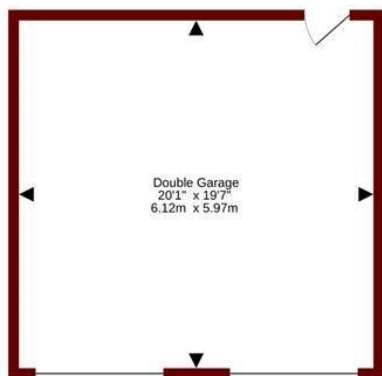
The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

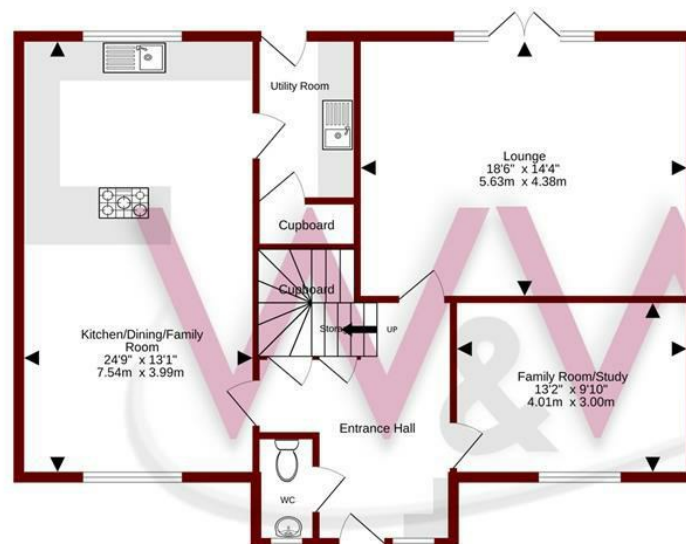
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

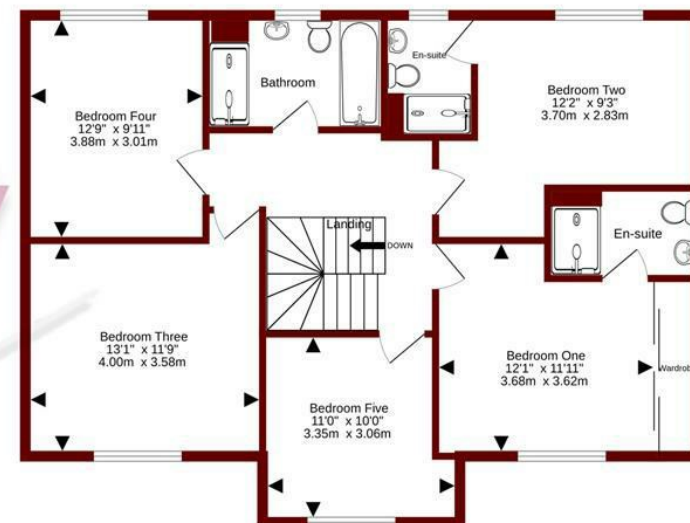
Garage  
399 sq.ft. (37.0 sq.m.) approx.



Ground Floor  
943 sq.ft. (87.7 sq.m.) approx.



1st Floor  
937 sq.ft. (87.0 sq.m.) approx.

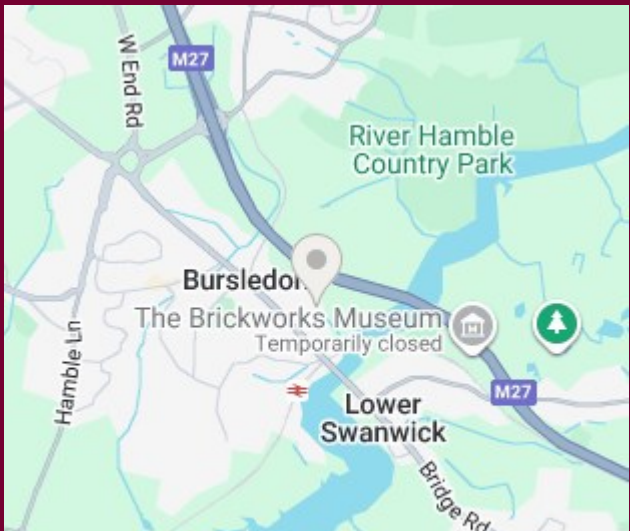


TOTAL FLOOR AREA : 2279 sq.ft. (211.7 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	93	94
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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