



4 Fairlawns, Burridge, Southampton, SO31 1EG

Asking Price £339,995

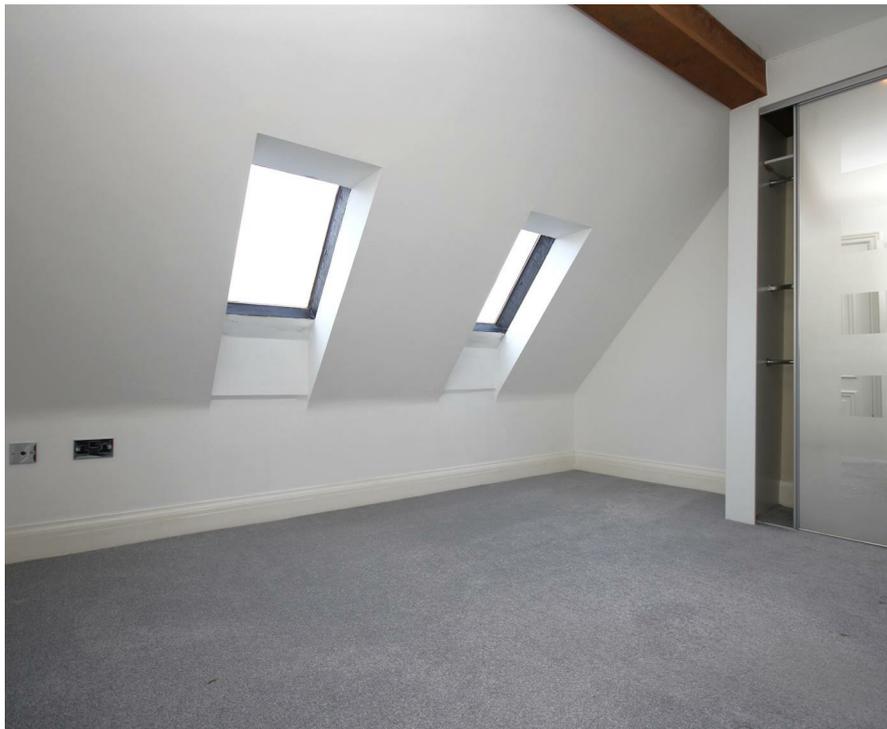


Fairlawns | Burrige  
Southampton | SO31 1EG  
Asking Price £339,995

W&W are delighted to offer for sale this wonderful two bedroom period style cottage home in one of the most sought after locations of Burrige. This property formed part of the original coach house to the Grade II listed manor house and offers accommodation of the highest quality. The house enjoys two double bedrooms, lounge, dining room, modern fitted kitchen, downstairs cloakroom, utility room & two en-suites to both the bedrooms. The property also enjoys its own courtyard style garden to the rear, communal gardens & allocated parking.

The prestigious development of 'Fairlawns' is situated in the sought after 'Burrige' location. Burrige is a delightful village with semi-rural settings close to local facilities and amenities. The centres of Southampton, Portsmouth and Winchester are within easy reach either via road or rail links. Also within easy reach are the picturesque marina villages of Hamble and Warsash - a mecca for sailing enthusiasts - and the beautiful Meon Valley. Footpaths nearby lead to the Swanwick Nature Reserve and the River Hamble.





Well presented two double bedroom mews style house

Situated within an exclusive gated development

Modern kitchen with feature granite worktops

Integrated appliances Include fridge/freezer, double oven & dishwasher

Lounge with centrepiece stone surround fireplace & french doors opening out onto the courtyard garden

Dining room with double doors overlooking the beautifully presented communal gardens to the front

Downstairs cloakroom

Separate utility room providing further storage & room for appliances

Main bedroom benefitting from built in storage & en-suite

Modern en-suite bathroom comprising of three piece white suite & attractive tiling

Guest bedroom enjoying built in wardrobes & modern en-suite shower room

Courtyard garden to the rear

Allocated parking

Maintenance charge approx. £2,139.02 PA

980 Years remaining on the lease

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

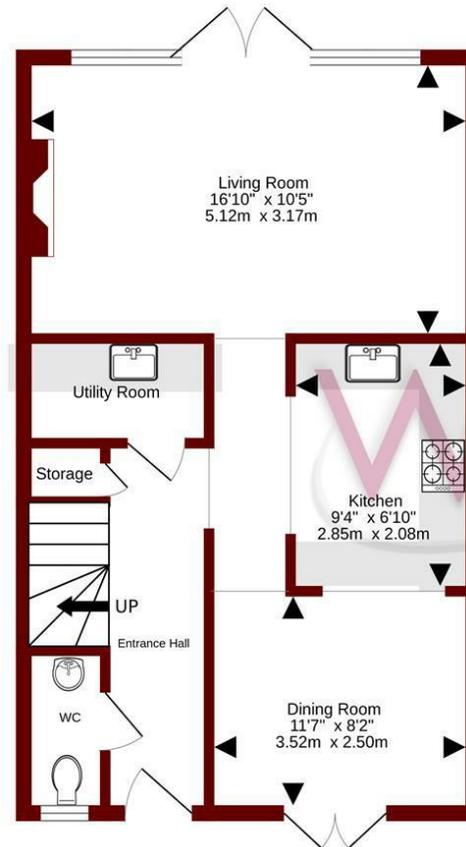
Broadband - There is no broadband currently connected to the property

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

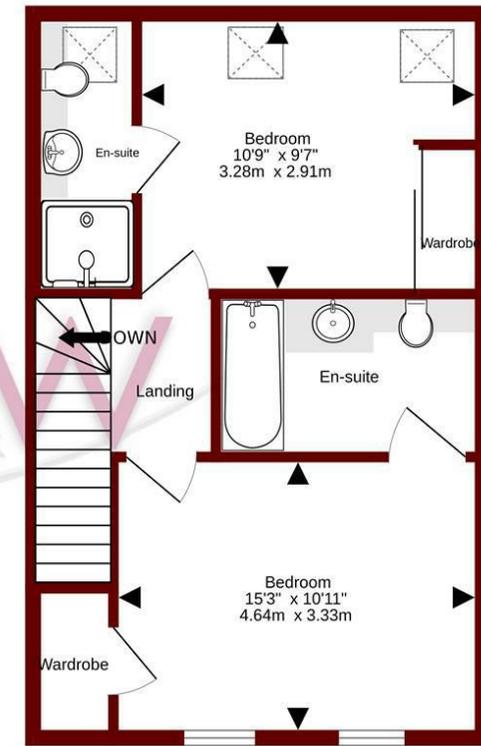
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
466 sq.ft. (43.3 sq.m.) approx.



1st floor  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 75      | 87        |
| EU Directive 2002/91/EC                     |  |         |           |

Council Tax Band - E

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - B

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