



BRAMBLES

Brambles Estate Agents
Portsmouth Road
Bursledon
Hampshire
SO31 8EQ

02380 408 200

enquiries@brambles-estateagents.com
www.brambles-estateagents.com

Church Lane,
Bursledon,
Southampton,
Hampshire.
SO31 8AB

695,000



- Charming detached chalet/bungalow.
- Wonderful location in Old Bursledon, walking distance to the River Hamble
- Four bedrooms, two bathrooms
- Garage, driveway parking and cellar
- Orangery overlooking delightful rear gardens
- Wood burner in reception room leading to orangery and separate dining area



Ref: PRA12496

General Description

A charming four bedroom detached property in Old Bursledon with a Southerly aspect rear garden, garage, two bathrooms and a delightful open plan living/entertaining space overlooking the gardens.

Accommodation

Entrance Hall

Composite door into entrance hallway. Moulded skirting boards. Radiator. Oak staircase with balustrades leading up to first floor. Door to under stairs storage cupboard. Pitched window and French double opaque doors into dining room.

Bedroom 2 (9' 1" x 13' 7") or (2.78m x 4.14m)

Double glazed bay window to front with curved radiator beneath. Carpet. Coving. Moulded skirting boards.

Bedroom 3 (12' 6" x 12' 1") or (3.81m x 3.69m)

Double glazed bay window to front. Carpet. Moulded skirting boards. Coving. Double glazed opaque window to side. Curved radiator underneath bay window. Fitted wardrobes with shelving and hanging space.

LOUNGE / DINING ROOM (12' 0" Max x 30' 3") or (3.65m Max x 9.23m)

Double glazed window to rear. Door with double glazed insert to garden. Inset spot lights. Coving. Two radiators. Open plan into lounge.

Carpet. Wood burner with mantelpiece above with custom fitting shelving in alcoves to both sides. Coving. Opening to Orangery.

ORANGERY (12' 8" x 12' 3") or (3.86m x 3.73m)

Moulded skirting boards. Doors opening to patio and double glazed windows surrounding overlooking the gardens. Radiator. Air con unit.

Bathroom (5' 11" x 6' 10") or (1.80m x 2.08m)

Door opening to utility cupboard with plumbing and space for washing machine and shelving. Tiled flooring with under floor heating. Low level WC in concealed cistern. 'P' shaped bath with curved shower screen, fitted rainfall effect showerhead and additional hand held attachment. Extractor fan. Ladder style heated towel rail. Tiled walls. Inset spot lights. Contemporary hand wash basin set in vanity unit with chrome mixer tap.

Kitchen (15' 1" x 8' 11") or (4.59m x 2.71m)

Double glazed opaque sliding door to storm porch. Range of fitted shaker style wall and base units with display cabinets. Underfloor heating. Integrated appliances including; dishwasher and double oven with electric hob above. Quartz work surfaces with splashback. Under mounted ceramic sink and drainer with chrome mixer tap. Inset spot lights. Double glazed window to side. Space for Fridge freezer.

Landing

Double glazed velux window. Double glazed windows to rear overlooking gardens. Carpet.

Master Bedroom (14' 8" x 13' 9") or (4.47m x 4.19m)

Continuation of carpet. Moulded skirting boards. Twin aspect room with double glazed windows to rear and double glazed velux window to front. Radiator. Ample storage with built in wardrobes concealed with double sliding doors. Additional storage with access to eaves. Built in shelving in eaves recess. Coving.

BEDROOM 4/STUDY (5' 2" x 12' 2") or (1.57m x 3.70m)

Carpet. Double glazed window overlooking garden. Radiator. Moulded skirting boards.

Shower Room (4' 8" x 12' 2") or (1.42m x 3.70m)

Double width walk in shower with glass screen with decorative tiled surround and rainfall effect unit. Double glazed opaque velux window. Inset spot lights. Grand hand wash basin set in modern vanity unit with chrome mixer tap. Low level WC in concealed cistern. Ladder style heated towel rail.

GARAGE (18' 8" x 9' 0") or (5.68m x 2.74m)

Double doors to the rear. Up and over door to the front. Additional eaves storage above. Power and lighting.

GARDEN

Sunny south facing aspect garden. Elevated patio with steps leading down to extended patio wrapping round to rear garage access. Access to cellar space from side of house. Greenhouse. Summerhouse accessed from double doors. Sunken patio with built in seating ideal for an evening with it gaining sunlight from the westerly direction. Laid to lawn with surrounding shrubs, pond and mature trees. Additional seating area at rear of garden.

Other

To the front is a block paved carriage driveway, access to the property from front door or storm porch and side access. Electric car charging point.

Sellers position- Looking to purchase, need to find.
Eastleigh borough council Tax Band E- £2,451.79 per year

Services

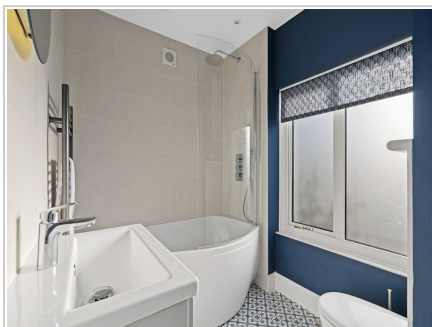
EPC Rating:66

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E







TOTAL FLOOR AREA: 1686 sq.ft. (156.6 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.
Made with Metapix ©2024

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.