Brambles Estate Agents
Portsmouth Road
Bursledon
Hampshire
SO31 8EQ

02380 408 200
enquries@brambles-estateagents.com
www.brambles-estateagents.com

School Road Bursledon Southampton Hampshire SO31 8BW

£450,000











- Highly desirable village location in Old Bursledon

Ref: PRA12769

Viewing Instructions: Strictly By Appointment Only

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General Description

This attractive four-bedroom family home with garage and driveway parking, is set in an idyllic village location verging into Old Bursledon, which lies on the edge of the picturesque River Hamble.

Accommodation

Outside

Sheltered porch canopy over the front door. Driveway parking for two cars. Garage. EV charging.

Entrance Hall (11' 6" x 2' 11") or (3.50m x 0.90m)

Wooden front door with glazing. Laminate flooring. Carpeted staircase rising to first floor. Radiator. Inset spotlights. Doorways to living room and dining room.

Lounge (9' 10" x 11' 10") or (3.0m x 3.61m)

UPVC double glazed sash windows to front. Continuation of laminate flooring. Deep moulded skirting boards. Vertical radiator. Built-In storage cupboards. Look burner set into the chimney breast.

Dining Room (11' 11" x 11' 10") or (3.64m x 3.61m)

Continuation of laminate flooring. Deep moulded skirting boards Cast iron fireplace. Built-in storage. Victorian style radiator. Deep moulded skirting boards. UPVC double glazed French doors open out to garden. Opening to kitchen. Doorway to utility room.

Kitchen (15' 0" x 9' 0") or (4.57m x 2.74m)

UPVC double glazed sash windows to rear and side. Tiled flooring. Full range of shaker style wall and base units. Ample work surfaces. Tiled splash backs. Space for range cooker and American style fridge freezer. Space and plumbing for dishwasher. Inset spotlights. White, double sink with brushed chrome mixer tap.

Utility Room (8' 2" x 5' 5") or (2.50m x 1.64m)

Double glazed sash window to rear. Tiled flooring. Deep moulded skirting boards. Work surface. Tiled splash back. Stainless steel sink and half with drainer and chrome mixer tap. Base units. Radiator. Insert spotlights. Access to breaker switches. Doorways to the study and downstairs shower room.

Shower Room (8' 2" x 3' 11") or (2.50m x 1.20m)

Double glazed window to rear. Tiled floor. Deep moulded skirting boards. Radiator. Low level WC with cistern. White wash basin with chrome mixer tap and vanity unit fitted below. Double width, fully tiled shower cubicle with chrome rainfall effect shower and glass screen. Inset spotlights. Extractor fan.

Study (8' 10" x 10' 0") or (2.70m x 3.05m)

Double glazed sash window to side. Laminate flooring. Deep moulded skirting boards.

Landing (12' 0" x 19' 3") or (3.65m x 5.87m)

Carpet. Deep moulded skirting boards. Airing cupboard housing the boiler plus additional built in storage cupboards. Doorways off to all rooms. Inset spotlights. Loft access.

Bedroom 1 (9' 10" x 12' 10") or (3.0m x 3.90m)

UPVC double glazed sash windows to front. Carpet. Deep moulded skirting boards. Radiator. Fireplace. Built-in quadruple wardrobes with sliding doors.

Bedroom 2 (12' 7" x 10' 0") or (3.83m x 3.05m)

UPVC double glazed sash window to rear. Carpet. Deep moulded skirting boards. Radiator.

Bedroom 3 (12' 0" x 10' 0") or (3.65m x 3.05m)

UPVC double glazed sash window to front. Carpet. Deep moulded skirting boards. Radiator.

Bedroom 4 (7' 5" x 9' 3") or (2.25m x 2.81m)

UPVC double glazed sash window to rear. Carpet. Deep moulded skirting boards. Radiator.

Bathroom (9' 5" x 9' 0") or (2.86m x 2.74m)

UPVC double glazed sash window to rear. Tiled floor. Under floor heating. Part tiled walls. Jacuzzi bath with chrome hardware. White pedestal wash basin with chrome mixer tap. Low level WC with cistern. Fully tiled shower cubicle with glass sliding doors and chrome rainfall effect shower. Inset spotlights. Chrome ladder style heated towel rail.

GARDEN

Large decked area with flower beds incorporated. Steps down to area laid to artificial grass. Wooden shed. Established hedges providing privacy. Outdoor tap. Wooden gate providing side access to front and driveway.

GARAGE (8' 0" x 10' 0") or (2.44m x 3.05m)

Single garage with up and over door.

Other

Full fibre up to 2.5Gbps is available to the property.
Eastleigh Borough Council Tax Band C £1967.35.
Vendors position: Need to find.

Services

EPC Rating:67

Tenure

We are informed that the tenure is Freehold

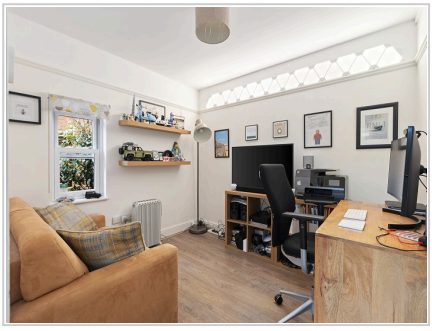
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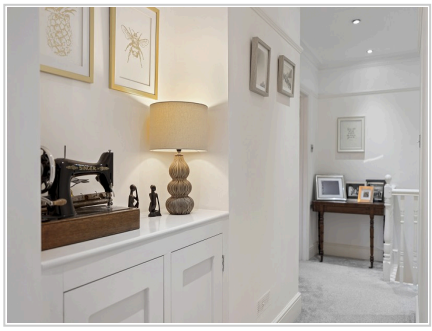
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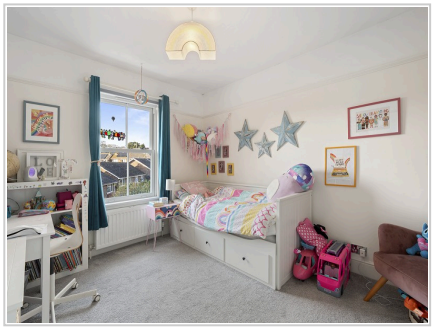




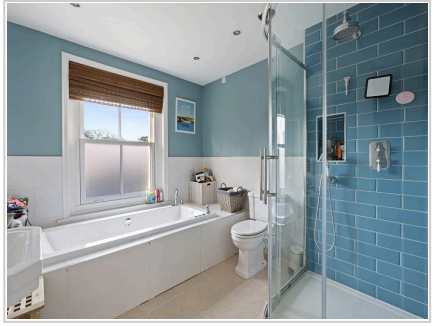




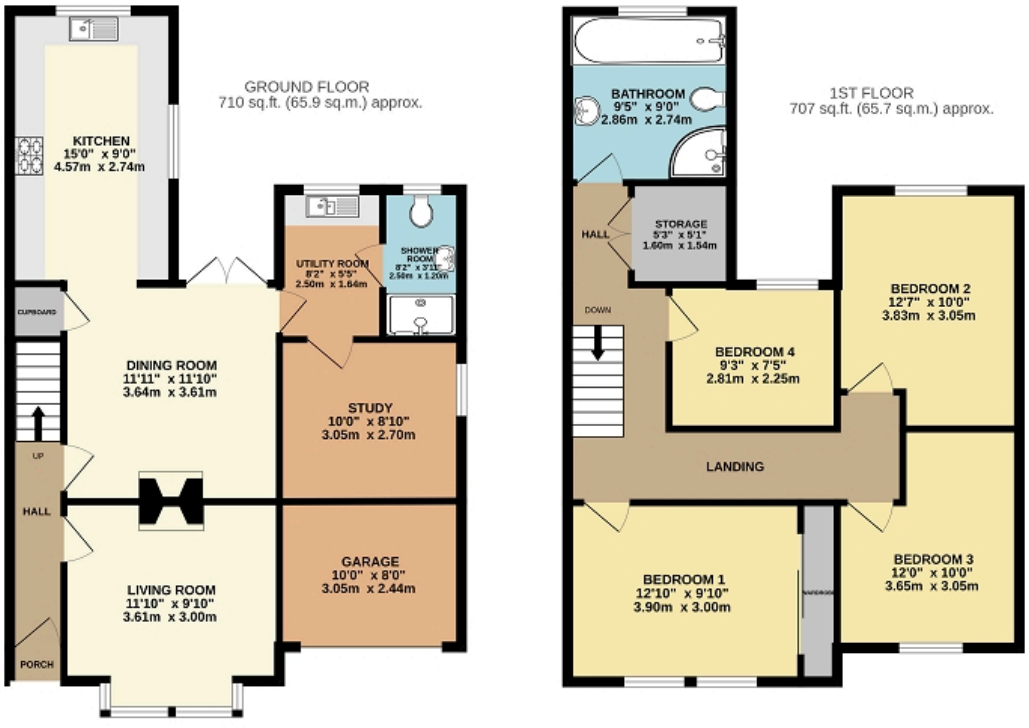












TOTAL FLOOR AREA : 1417 sq.ft. (131.6 sq.m.) approx.

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.
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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.