

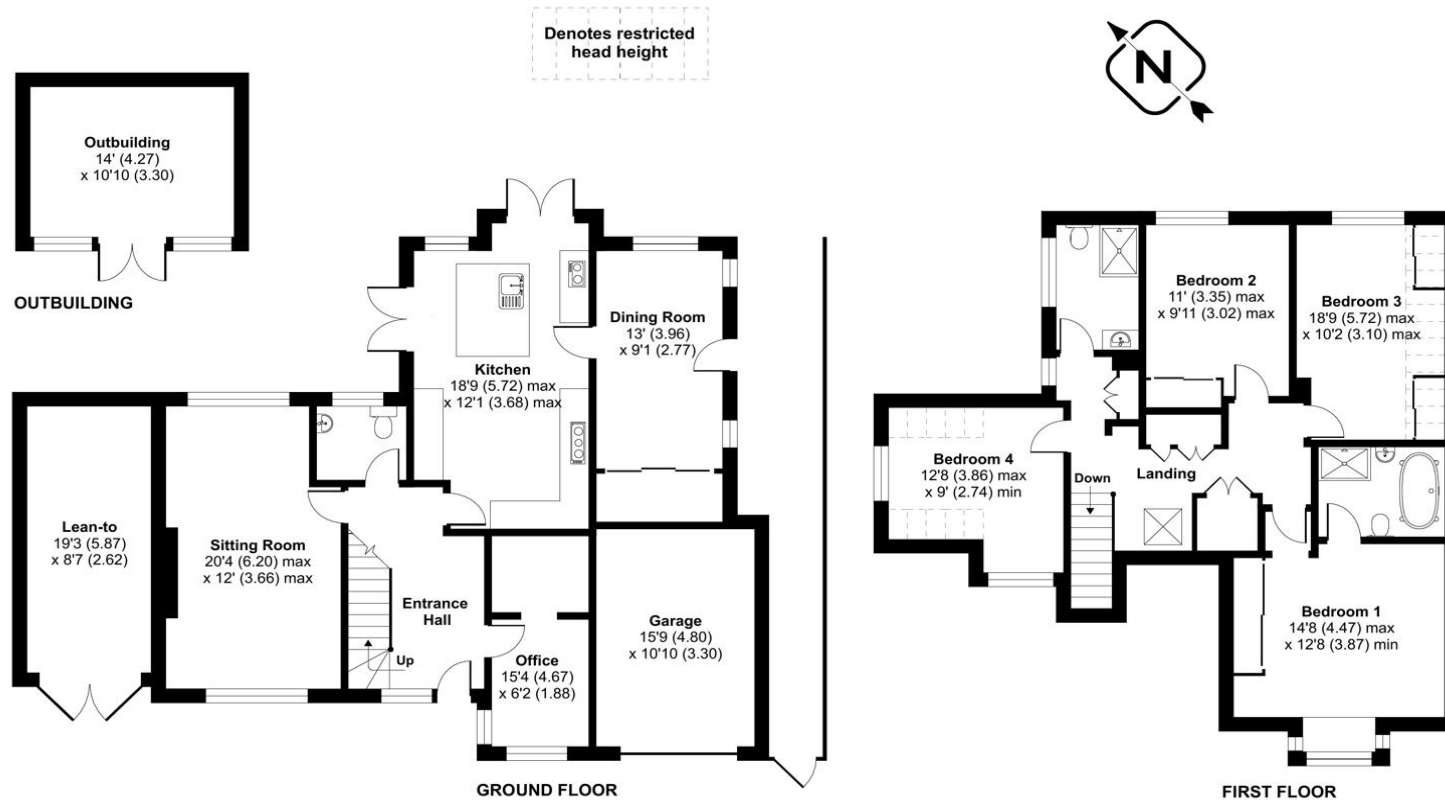




ACCOMMODATION

Situated at the end of a tranquil cul-de-sac with no road noise, this uniquely designed family home offers an exceptional blend of spacious, well-proportioned accommodation and thoughtful amenities, including the potential for multi-generational living, with the possibility of developing an annex (subject to the necessary consents). On the ground floor, the inviting entrance hall opens into a generous 20 ft sitting room featuring a cosy log burner, perfect for relaxing evenings. A dedicated home office, practical boot room, and modern cloakroom enhance the home's functionality. The stunning dual aspect kitchen/breakfast room, complete with a working Rayburn, central island, and built-in appliances, serves as the heart of the home. French doors lead to a large Trex-lit decking area, seamlessly connecting indoor and outdoor living spaces. Additionally, the ground floor includes a separate dining room with a larder and utility area, providing ample storage throughout. Upstairs, the first-floor impresses with four spacious double bedrooms, each offering built-in storage solutions. The principal bedroom features stylish fitted wardrobes and a beautifully appointed en-suite bathroom, complete with a freestanding bath and separate shower. The modern family shower room boasts luxurious finishes and adds to the home's appeal. Outside, the property is equally well-considered and features a front garden laid to lawn with an expansive driveway offering off-road parking for a minimum of five vehicles and a boat or trailer, with a garage for covered storage. To the side there is a quality timber lean-to with a slate roof and adjacent to the garage is a gated sideway to the secure, private rear garden, a true sanctuary, exceeding expectations in size and beauty. It includes a Mediterranean-style dining and BBQ area, a summerhouse with its own patio terrace and power connected, and a well-tended vegetable garden and greenhouse, making it ideal for both relaxation and entertaining. Residents also benefit from shared access to nearby private woodlands that lead directly to the serene Hamble River, providing an idyllic setting for peaceful strolls or exploring nature with children and pets.

Approximate Area = 2009 sq ft / 186.6 sq m (includes garage & excludes lean-to)
 Limited Use Area(s) = 69 sq ft / 6.4 sq m
 Outbuilding = 151 sq ft / 14 sq m
 Total = 2229 sq ft / 207 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1172965

SITUATION

Burridge is a small village approximately 14 miles south of Winchester and 9 miles from Southampton. Its convenient location allows for a perfect lifestyle mix of shopping, dining, culture and countryside pursuits. Whitley Shopping is a short drive away and has a range of shops, restaurants, cafes and a cinema whilst both Winchester and Southampton both offer a wider range of facilities.

The buoyant boating communities at The River Hamble and the Solent Estuary are close by as are the Rose Bowl, Meon Valley Hotel Golf & Country Club, Swanick Nature Reserve where you can walk and ride from the house on tracks through the wooded area to the Nature Reserve. Local independent schooling is highly regarded – West Hill Park, Fairways, St Mary's Independent School and The Gregg and St Winnifred's Schools Trust are nearby.



SPECIFICATION

- Beautifully presented detached family home with multi-generational occupancy options
- Four double bedrooms each with built-in storage
- Three reception rooms
- Stunning kitchen/breakfast room
- Access and share of private woods
- Secure private rear garden with a Mediterranean garden eating and BBQ area
- Garage and quality timber lean-to at the side of the house
- Off-road parking for numerous vehicles, boat or trailer

LOCAL AUTHORITY

Fareham Borough Council

Council Tax Band E

ASKING PRICE £900,000

TENURE

Freehold