



Millers View, Bursledon, Hampshire, SO31 8JZ



ACCOMMODATION

Having been in the current ownership since build completion in 2009, this well-designed family home has all the space an aspirational family could need. Tucked away in a private gated cul-de-sac of 8 in prime Bursledon, with a surprisingly large and private garden. Once through the gates, you are greeted with a driveway providing parking for multiple cars and a detached double garage. The entrance hallway creates a central hub to the home with access to all of the main living space, which comes in the form of a front-to-back lounge/diner with light pouring in and windows at both ends. An immaculately presented kitchen/dining room to the rear of the home with integrated appliances overlooks the second garden area which has the ideal opportunity to be used for al-fresco dining away from the main garden. The downstairs snug/study provides enough space for the family retreat to be entertained. Up the turning staircase to the spacious first-floor landing, you will find four of the five generously sized rooms, with both the principal suite and second bedrooms benefiting from an ensuite with double shower cubicles in both. The first floor also offers an immaculate three-piece bathroom to service the other three bedrooms. On the top floor you will find the fifth bedroom, which is also a generous double with cupboard space, certainly leaving you the option to add a further bathroom if required (STPP). A surprisingly expansive rear garden wraps around the home setting this family home apart from the rest, with a large patio incorporated from the rear doors, all privately enclosed and secluded.



Approximate Area = 1814 sq ft / 168.5 sq m
 Limited Use Area(s) = 51 sq ft / 4.7 sq m
 Garage = 380 sq ft / 35.3 sq m
 Total = 2245 sq ft / 208.5 sq m
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1069462



SITUATION

This gated development is conveniently located on the east side of the city with the Tesco superstore found within a few hundred yards. The quaint village centres of Netley Abbey, Sarisbury Green and Bursledon are within the immediate vicinity with the famous riverside yachting havens of Hamble and Warsash also found close by. Adjacent to Southampton Water can be found the picturesque Royal Victoria country park that together with Manor Farm Country Park, provides excellent recreational facilities. Major retail outlets are found at Hedge End and Whiteley whilst Southampton city centre is only three miles distant. Famous nearby local pubs include The Lone Barn and Jolly Sailor whilst the beautiful Meon Valley is a short drive away.



SPECIFICATION

- Detached home
- Five bedrooms set over two floors
- Driveway parking and detached double garage
- Family bathroom and two ensuite shower rooms
- Triple aspect lounge/dining room
- Kitchen/breakfast room

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: F

ASKING PRICE

Guide price £650,000

TENURE

Freehold