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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 Bedroom 4 14'1 (4.29) max x 10'6 (3.20) max Loft Hatch To Eaves **Energy Efficiency Rating** Current Potentia Very energy efficient - lower running costs SECOND FLOOR A (92+) (81-91) B 81 C (69-80) (55-68) Ξ (39-54) . Bedroom 3 13'5 (4.09) max F (21-38) x 11'10 (3.61) max Kitchen / Bedroom 1 G Breakfast Room 13'5 (4.09) 20'5 (6.22) Not energy efficient - higher running costs x 10'3 (3.12) x 10'1 (3.07) EU Directive 2002/91/EC Walk - in England, Scotland & Wales Wardrobe Sitting / Dining Room Garage 19'10 (6.05) 27'9 (8.46) x 11'9 (3.58) x 19'1 (5.82) Bedroom 5 10'9 (3.28) Study / x 9'1 (2.77) Garden Room 9' (2.74) Bedroom 2 11'10 (3.61) x 10'4 (3.15) x 6'11 (2.11) GROUND FLOOR FIRST FLOOR Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2024. Certified Property Produced for Charters Estate Agents Limited. REF: 1069462 Measurer

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

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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