



Sunnyfield Rise, Bursledon, Hampshire, SO31 8FA



ACCOMMODATION

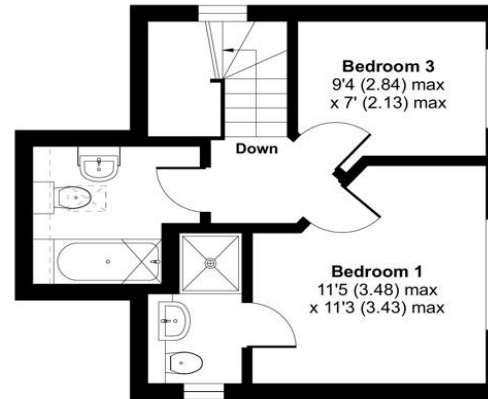
Situated in the highly sought-after family-friendly location of Bursledon, this stunning detached property built as one of three occupies an excellent plot at the end of this very popular cul-de-sac giving privacy and tranquillity overlooking woodland and the surrounding area from the rear. With plentiful accommodation spread over three floors, you will find a large lounge on the ground floor as you enter the property, with a view out over the garden. A bedroom and a work-from-home office, which could become a fourth bedroom can be found on this floor, in addition to a handy cloakroom. The two remaining bedrooms can be found on the first floor with an ensuite shower room to the principal bedroom and a family bathroom serving the remaining bedrooms. On the lower ground floor you will find the upgraded and re-fitted kitchen with sleek cabinets and a range of built-in appliances, the L-shaped open-plan kitchen/dining room offers a perfect space for entertaining but is equally suited to family life with double doors leading out to the private garden. Externally, the fenced rear garden is mostly laid to lawn with a decking area, ideal for outdoor entertaining. A storage shed can be found at the rear of the garden and a driveway to the side of this with a separate gate provides parking for two cars.



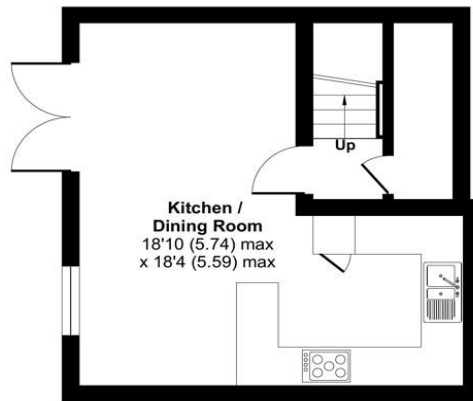
Denotes restricted head height

Approximate Area = 1208 sq ft / 112.2 sq m
 Limited Use Area(s) = 6 sq ft / 0.5 sq m
 Total = 1214 sq ft / 112.7 sq m

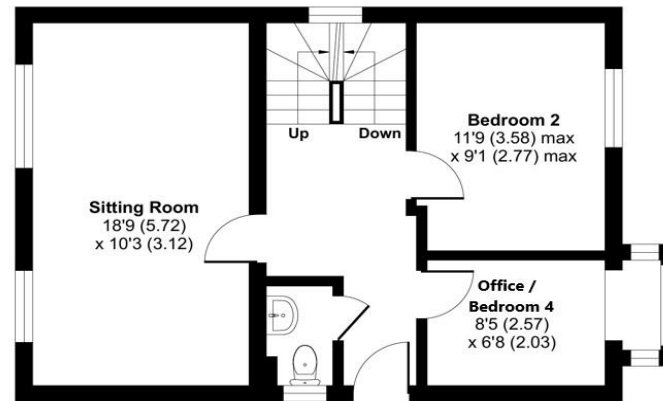
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	75	
(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). © ncheom 2024. Produced for Charters Estate Agents Limited. REF: 1082498



SITUATION

Bursledon is a traditional village by the River Hamble in Hampshire with historic waterside links and a mix of woodland and coast. This location offers some great opportunities to fish, sail, paddleboard or just enjoy walks along the River Hamble and shorefront. There is a good choice of local schools, gyms and sports facilities including the Hamble Sports Complex. Bursledon also has a great range of shops, public houses and restaurants. The marina is only a short distance away where you can stop for a bite to eat and watch the boats sail in and out. Southampton city centre is approximately 5 miles away and provides an impressive cultural offering from museums, music venues and art galleries to award-winning parks. West Quay shopping centre offers over 100 shops and restaurants as well as a cinema and bowling. Commuters will benefit from excellent transport connections with the M27 less than half a mile away leading to the M3 beyond. There are three local train stations all within easy access and a number of bus routes that run along Hamble Road to Southampton.



SPECIFICATION

- Detached family home
- Four bedrooms
- Two bathrooms
- Lounge
- Re-fitted kitchen
- Private garden

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: D

GUIDE PRICE

£430,000

TENURE

Freehold