



Station Road, Old Bursledon, Southampton, Hampshire, SO31 8AA





## Station Road, Old Bursledon, Southampton, Hampshire, SO31 8AA

*Set in the charming waterside village of Old Bursledon, this beautifully upgraded four-bedroom detached home perfectly balances period charm with modern living.*



- Four-bedroom detached home
- Grade II listed home built in 1762
- Stunning views towards the River Hamble and Swanwick Marina
- Detached games room
- 16ft conservatory



## ACCOMMODATION

Thoughtfully enhanced by the current owners, this stunning residence boasts generous proportions, elegant interiors, and sweeping views over the marina—offering a lifestyle of tranquillity and sophistication. From the moment you step inside, you are greeted by an inviting ambiance, with well-appointed living spaces designed for both relaxation and entertaining. The ground floor features a striking dining room, ideal for hosting family and friends, while the spacious sitting room provides a warm and welcoming retreat, complete with characterful features. The heart of the home is the stylish kitchen, blending contemporary fittings with classic charm, and leading seamlessly into the stunning conservatory—flooded with natural light and offering a serene spot to admire the beautiful river views. The home unfolds across multiple levels, providing an abundance of space and flexibility. The first-floor hosts two generously sized double bedrooms, including a luxurious principal suite with elegant proportions and garden views. A further spacious bedroom occupies its own private level, perfect for guests or older children seeking independence. The top floor reveals a delightful fourth bedroom, nestled under characterful eaves, alongside a beautifully appointed bathroom. Externally, the property continues to impress. A collection of outbuildings, including a detached games room, a large garage, and additional storage sheds, offer endless possibilities for work, leisure, or creative pursuits. The garden and patio areas provide the perfect setting for alfresco dining while enjoying the ever-changing scenery of the marina beyond. Located on the sought-after Station Road, this remarkable home enjoys excellent transport links, with easy access to Southampton, the M27, and nearby coastal walks. Bursledon's thriving community, with its charming pubs, marinas, and riverside walks, makes it an idyllic location for those seeking a balance of countryside and coastal living. This is a rare opportunity to acquire a truly special home in a breathtaking setting.



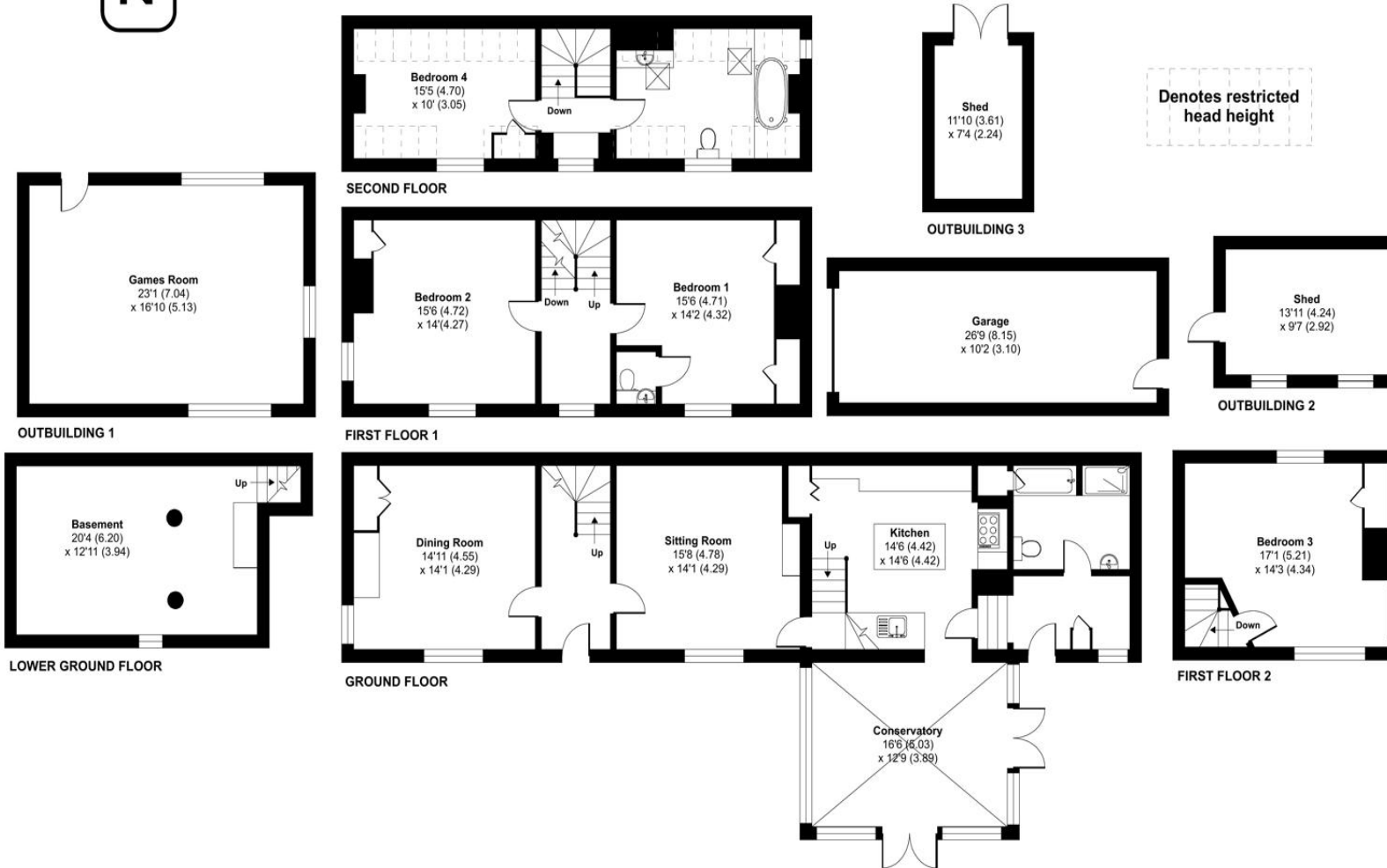
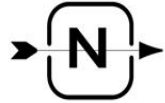
## SITUATION

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 shore front. 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 and West Quay One offer 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.





Approximate Area = 2456 sq ft / 228.1 sq m  
 Limited Use Area(s) = 123 sq ft / 11.4 sq m  
 Garage = 272 sq ft / 25.2 sq m  
 Outbuilding = 612 sq ft / 56.8 sq m  
 Total = 3463 sq ft / 321.7 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		76
(55-68)	D		
(39-54)	E	36	
(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.





**LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band F

**ASKING PRICE £1,025,000**

**TENURE**

Freehold