

GRANGE COTTAGE

HIGH STREET • BURSLEDON • HAMPSHIRE • SO31 8D



savills



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A SUPERBLY POSITIONED PERIOD SINGLE-STOREY RESIDENCE SET AT THE HEART OF
THE SOUGHT-AFTER VILLAGE OF BURSLEDON HAMPSHIRE

ACCOMMODATION

Reception hall • Sitting room • Kitchen/breakfast room • Dining room

3 bedrooms • En suite bathroom • 2 shower rooms • Utility room

Double carport • Summer house • 2 Sheds • Gardens

In all about 0.21 acres

EPC = E



Savills Winchester

1 Jewry Street, Winchester,
SO23 8RZ
gmuddle@savills.com
01962 841 842



SITUATION

Grange Cottage occupies a fabulous position within the riverside village of Old Bursledon. Within the village there are stunning views to be had down to the River Hamble and over to the Isle of Wight. Access to the water is only a short walk away and the village benefits from having fantastic transport links, both road and rail with direct trains to Waterloo, Victoria and Gatwick Airport. Southampton Airport is also easily accessible by road being approximately 7 miles away. There are lovely river and country walks, whilst local pubs and restaurants offer a wide variety of entertainment options, many of which are in walking distance.

DESCRIPTION

Grange Cottage is a particularly interesting and landmark period home set in one of the prime locations within Bursledon.

This attractive property has generous and well-arranged accommodation which is laid out over the ground floor. A generous and welcoming reception hall creates a feeling of real space with room for study and entertaining. The high ceilings that run throughout the property really enhance the feel and reflect its historical origins. The formal vaulted drawing room with central fireplace is an impressive room ideally suited to everyday living and entertaining. A dining room provides the perfect space for formal dining and with a large ceiling lantern is light and bright. The kitchen/breakfast room comes with a range of floor and wall mounted units including cupboard and drawer sections with work surfaces over. Doors open out onto a substantial rear terrace which provides the perfect area for outdoor entertaining. The property comes to a total of three bedrooms including a principal bedroom with en suite facilities. A utility room provides a practical workspace with plumbing for various appliances. The gardens are

a real feature of the property and offer an excellent outside space, with a sunny south-facing terrace and being part-walled, offer a great degree of privacy. A rear drive provide access for off-street parking for a number of vehicles as well as access to the carport. In summary, a unique and special property set within this prime waterside village.

ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains electricity, gas, water and drainage. Gas-fired central heating.



OUTGOINGS

Council Tax – Band G

POSTCODE

SO31 8DL

LOCAL AUTHORITY

Eastleigh Borough Council

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

VIEWING

Strictly by appointment with Savills.



Grange Cottage, High Street, Bursledon, Southampton SO31 8DL

Gross Internal Area (Approx)

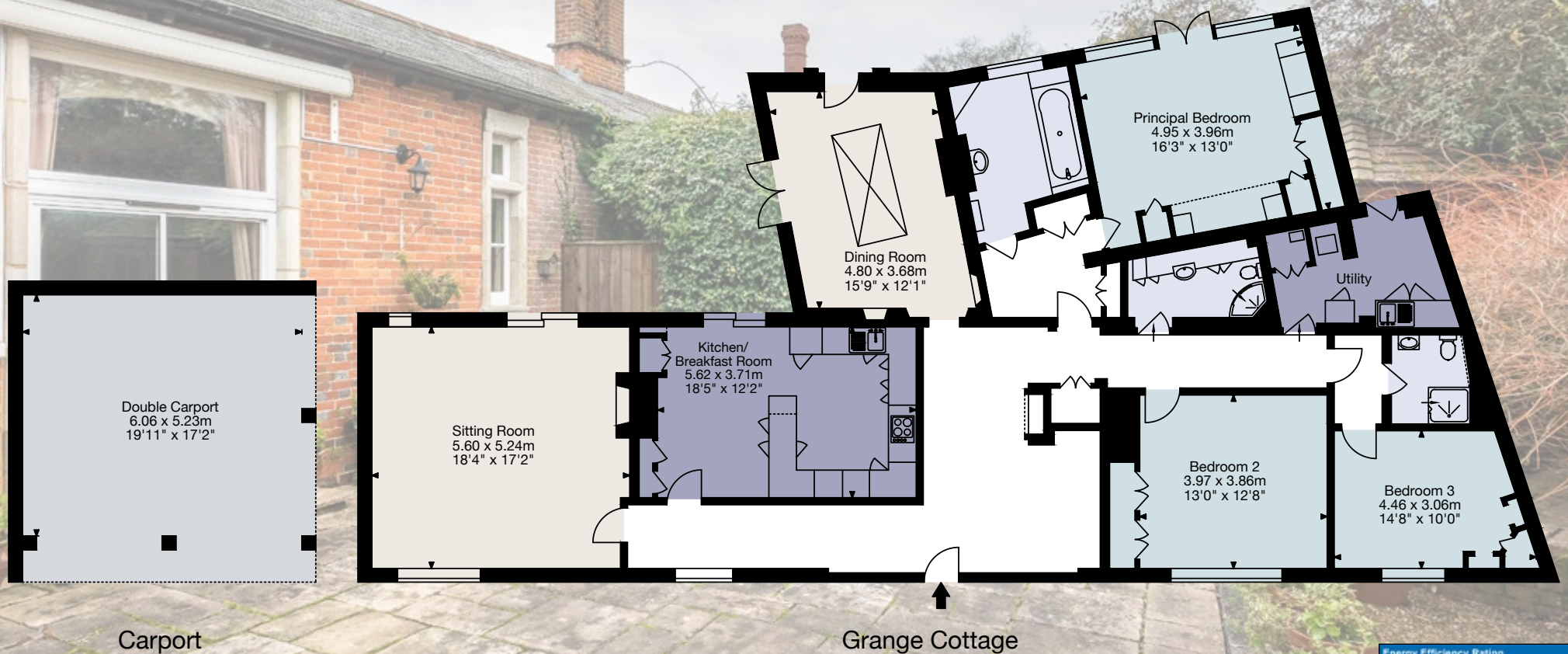
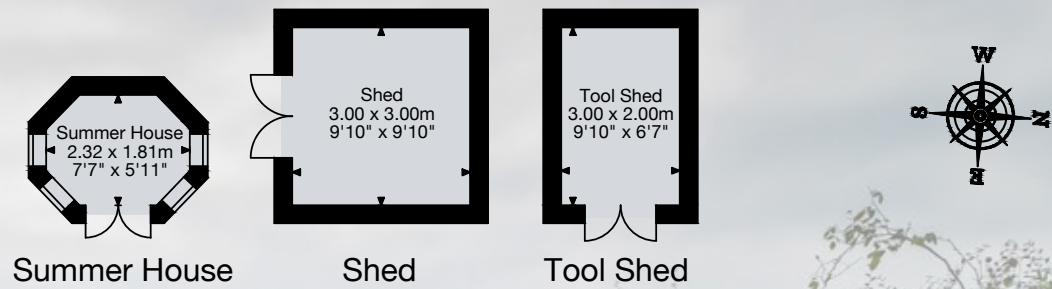
Main House 201 sq m / 2,163 sq ft

Sheds 15 sq m / 161 sq ft

Carpot 32 sq m / 341 sq ft

Summer House 4 sq m / 42 sq ft

Total Area 252 sq m / 2,707 sq ft



Important Notice

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	



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View from lane