



# RIVER BARN

SALTERNS LANE • BURSLEDON • HAMPSHIRE • SO31 8DH







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AN IMPRESSIVE FAMILY HOUSE SET WITHIN 2 ACRES AT THE HEART OF OLD  
BURSLEDON WITH VIEWS TOWARDS THE RIVER HAMBLE

## ACCOMMODATION

Entrance hall • Sitting room • Dining room • Family room • Breakfast/dining area • Kitchen • 6 bedrooms

4 en suite (1 Jack & Jill) • Family shower room • 2nd floor Studio • Office • Utility

2 garages • Gardens and paddock (with stable) in all about 2 acres

Planning permission for remodelling and extension

EPC rating: = D

Hamble village 3.8 miles • Southampton 5.9 miles • Winchester 18 miles

(all mileages are approximate)



### **Savills Winchester**

Jewry Chambers, 44 Jewry  
Street, Winchester, SO23 8RW  
gmuddle@savills.com  
01962 841 842





## SITUATION

The property occupies a fabulous position within the riverside village of Old Bursledon. The house has stunning views across and down the River Hamble and over to the Isle of Wight. Access to the water is only a short walk away and the property 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

River Barn is an interesting family home designed by architect Oliver Hill, who was a student of the renowned Edward Lutyens and is named by the 20th Century Society as one of six Great Britons. River Barn was built in 1935 in a Dutch colonial style and

offers a superb living environment, ideal for larger families with its fabulous gardens and generous accommodation. At ground floor level there are 3 main reception areas including a fabulous sitting room with woodblock floor, stunning views out over the gardens and a fireplace. Linking off through here is the dining room, which provides further reception space for the more formal occasions. The kitchen area is comprehensively equipped with a range of floor and wall mounted units with cupboard and drawer sections and work surfaces over. An attractive central island provides a breakfast bar area, with inset sink and further storage space. This kitchen is well equipped, and opens out onto the breakfast room area which provides excellent space for everyday entertaining, and opening out onto the family room makes it an ideal everyday living space. There are some fine views to be had from this open plan room, and with doors onto the substantial rear terrace, makes it the perfect space for entertaining.

At first floor level there are a total of 6 bedrooms, of which 4 have en suite facilities (1 with a Jack-and-Jill arrangement). There is also a separate family shower room. The largest bedroom at first floor level could equally be used as a potential games room / annexe apartment, as it has a kitchenette in one corner with en suite facilities. At second floor level there is a superb studio room, which would make a magnificent guest/ master suite. There is also an office at this top floor level which has plumbing in place to turn into a bathroom.

## OUTSIDE

The property is approached via wrought iron gates which open out onto the magnificent sweeping drive, which leads down to the parking and garage areas. Whilst there is garaging immediately next to the house with a utility room and plumbing, there are also garages up towards the top of the drive, providing perfect space for parking of vehicles and also storage areas.





The principal gardens sweep around to the side of the property, providing a fantastic expanse of lawned areas and a particularly attractive backdrop. The large terrace, which is accessed off the breakfast room and family room, is an ample space which again provides a great area to entertain and relax. There are fine views to be had from this vantage point across the gardens and paddock beyond, and in the distance the River Hamble meanders out to Southampton water.

#### PLANNING

The property benefits from a superb planning permission to remodel the accommodation and extend it on the eastern side of the house to create a statement kitchen/breakfast/dining room/living area. Beyond this, planning also exists for a detached games room and entertainment area. Planning permissions are available on Eastleigh Borough Council website <https://planning.eastleigh.gov.uk/s/public-register>  
Planning Reference No. H/18/84424

#### TENURE

Freehold.

#### SERVICES

All mains services connected. Gas-fired central heating.

#### OUTGOINGS

Council Tax – Band H.

#### LOCAL AUTHORITY

Eastleigh Borough Council

#### DIRECTIONS TO SO31 8DH

From Winchester: Join the M3, heading south towards Southampton Junction 14, continue forward onto the M27 signposted The East / Portsmouth. Follow the M27 in an easterly direction exiting at Junction 8, following signs to Hamble and Bursledon. At the major roundabout with the A27, take the first exit left heading down Providence Hill, passing Portsmouth Road on the right, take the next turning right into Long Lane and follow the Lane for 3/4 mile to a T junction, turn left into School Road. After 200 metres turn right into Church Lane and follow the road round to the right, passing the triangle on your left, at the junction turn left into Salterns Lane, where the property will be found immediately on the left-hand side.

#### ENERGY PERFORMANCE

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

#### VIEWING

Strictly by appointment with Savills.



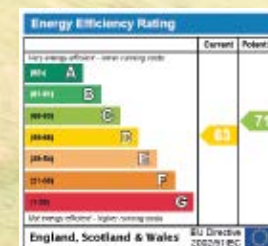
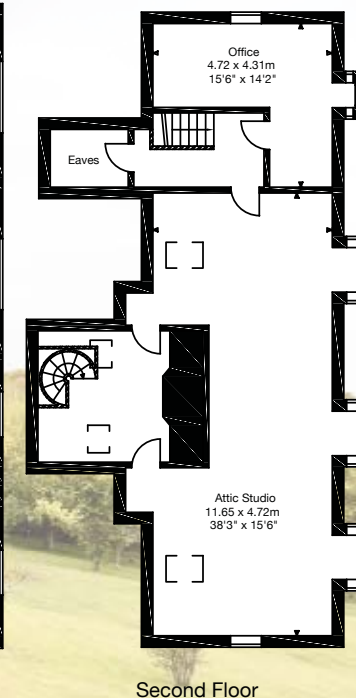
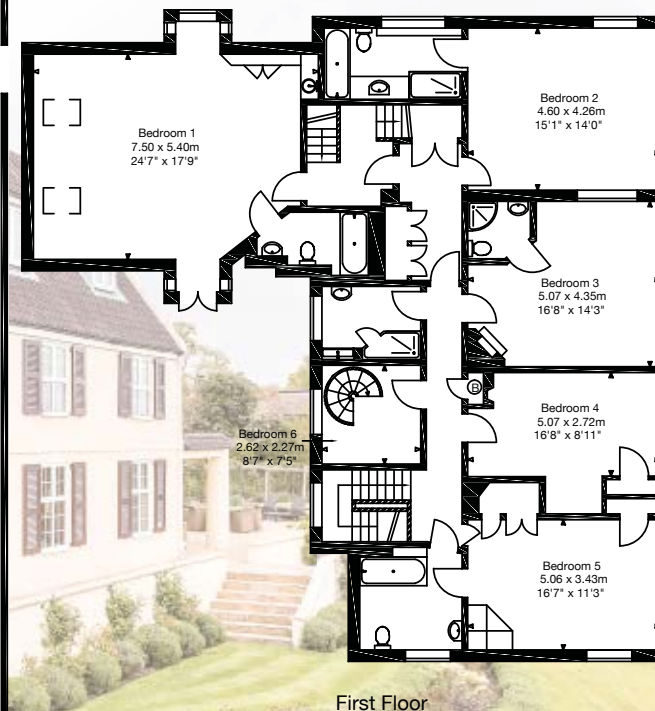
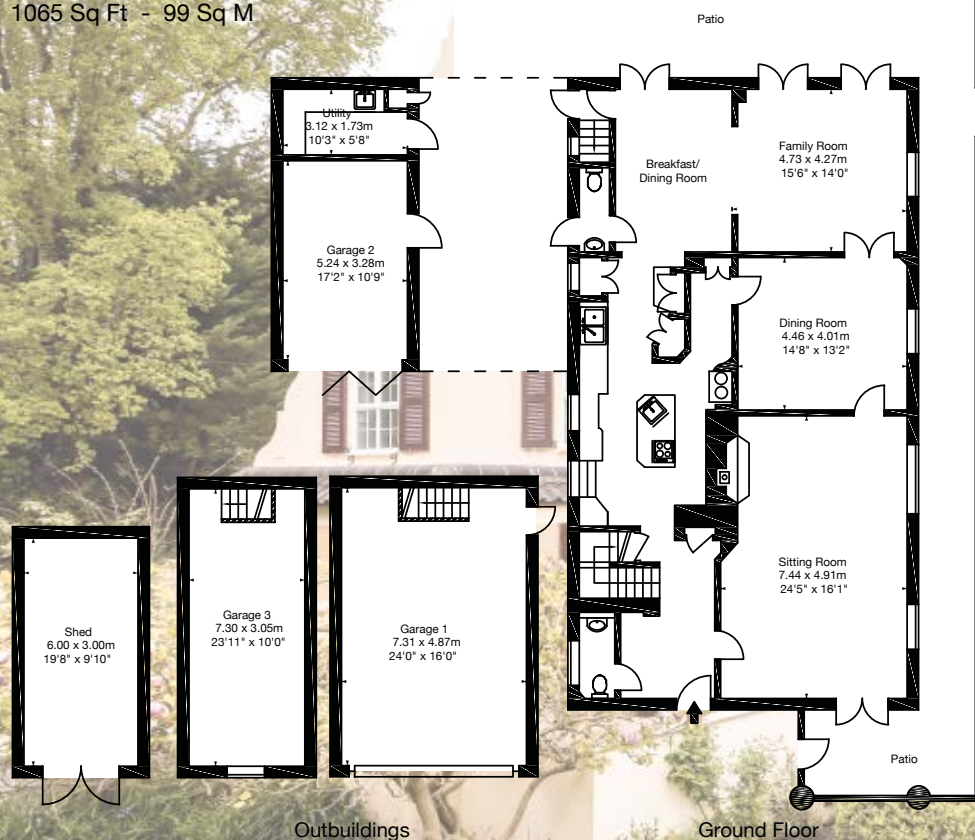


River Barn, Salterns Lane,  
Bursledon, Southampton,  
SO31 8DH

Approx. Gross Internal Area  
4509 Sq Ft - 419 Sq M

Outbuildings

Approx. Gross Internal Area  
1065 Sq Ft - 99 Sq M



#### Important Notice

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