



## Windmill Lane

Bursledon, Southampton, SO31 8BG

Guide Price £750,000



- Built Circa 1897
- Four Double Bedrooms
- Good Size Plot
- Two Shower Rooms
- Large Garden With Workshop & Sheds

- Spacious Semi Detached
- Ample Off Road Parking
- Non Estate
- Two Reception Rooms
- Loft Room

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Nestled in the charming area of Windmill Lane, Bursledon, Southampton, sits this delightful and spacious family home.

Built circa 1897 the property accommodation extends to over 2000 sq ft and comprises; large L shaped living/dining room with wood burning stove and access to the rear garden. sitting room to front, kitchen breakfast room to rear and downstairs shower room.

Upstairs features four double bedrooms with a spacious shower room and loft room.

The front and rear gardens are equally as impressive, featuring a large workshop, two sheds, summerhouse and two green houses, ample off road parking, and plenty of space for any keen gardener.

### Front Approach

Steps leading to Mainly laid to lawn front garden, enclosed by brick wall and hedge to front and sides, long sweeping driveway leading to ample parking and workshop.

### Porch

Recessed porch with door to:

### Entrance Hall

Double radiator, stairs to 1st floor, door to:

### Sitting Room

12'6" x 12' (3.81m x 3.66m)

Double glazed window to front aspect, double radiator, fitted carpet.

### Living Room

25' x 23'4" (7.62m x 7.11m)

Dual aspect Double glazed windows, chimney breast with gas fireplace with stone surround and wooden mantle over, further wood burning stove, double radiator, fitted carpet, coving to ceiling, double glazed double doors to garden.

### Kitchen/Breakfast Room

15'8" x 10'11" (4.78m x 3.33m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, ceramic sink unit with single drainer and stainless steel swan neck mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in double oven, induction hob with extractor hood over, vinyl flooring with three ceiling spotlights, folding door to boiler cupboard, door to:

### Rear Porch

Vinyl flooring, double glazed door to garden, space for fridge freezer, door to:

### Shower Room

Fitted with three piece suite comprising recessed tiled shower enclosure with shower over, wall mounted wash hand basin with cupboards under, low-level WC, wall mounted heated towel rail, tiled surround, opaque double glazed window to rear aspect, vinyl flooring.

### First Floor Landing

Fitted carpet, wooden stairs to loft room, door to:

### Master Bedroom

15'8" x 11'1" (4.78m x 3.38m)

Two double glazed Windows to front, double radiator, wooden flooring, coving to smooth ceiling.

### Shower Room

Fitted with three piece suite comprising tiled double shower enclosure with shower over, pedestal wash hand basin, low-level WC and heated towel rail, double glazed window to side aspect, airing cupboard housing, hot water tank, linen shelving.

### Bedroom 2

14'6" x 11'1" (4.42m x 3.38m)

Double glazed window to front aspect, double radiator, fitted carpet, coving to ceiling.

### Bedroom 3

11'11" x 11'2" (3.63m x 3.40m)

Aluminium double glazed window to rear aspect, radiator, fitted carpet.

### Bedroom 4

13'6" x 7'9" (4.11m x 2.36m)

Aluminium double glazed window to rear aspect, radiator, laminate flooring.

### Second Floor Landing

Laminate flooring, door to eave Storage space, door to:

### Loft Room

12'6" x 9'8" (3.81m x 2.95m)

Two Velux Skylights, laminate flooring.

### Rear Garden

Large garden enclosed by brick and wooden fence to rear and sides, paved patio seating area, garden tap, Anderson air raid shelter, brick well which has been filled in, steps up to further garden area with pond, two greenhouses, lawned area with mature trees, three additional garden sheds, summerhouse, raised flower/vegetable beds with lawned area and flower and shrub borders, further large wooden garage/workshop with power and light.

### Garage/Workshop

35'6" x 21'6" (10.83m x 6.56m)

Wooden workshop with power and light connected.

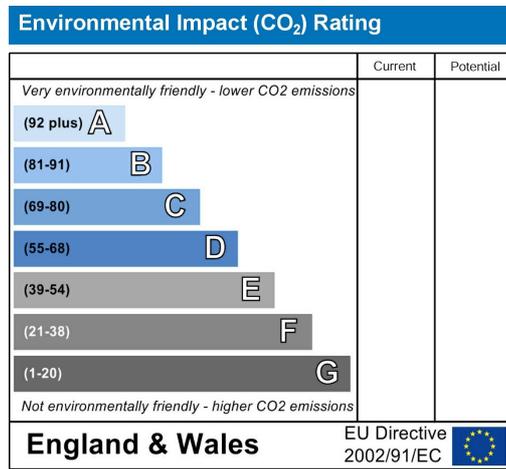
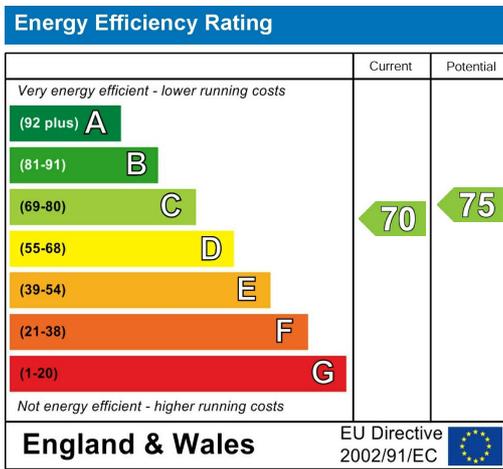
# Floorplan







### Energy Efficiency Graph

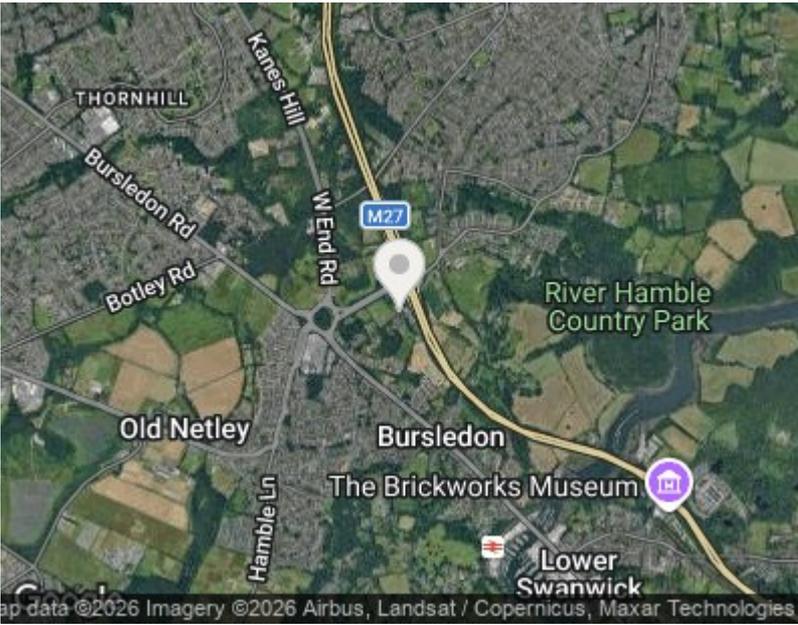
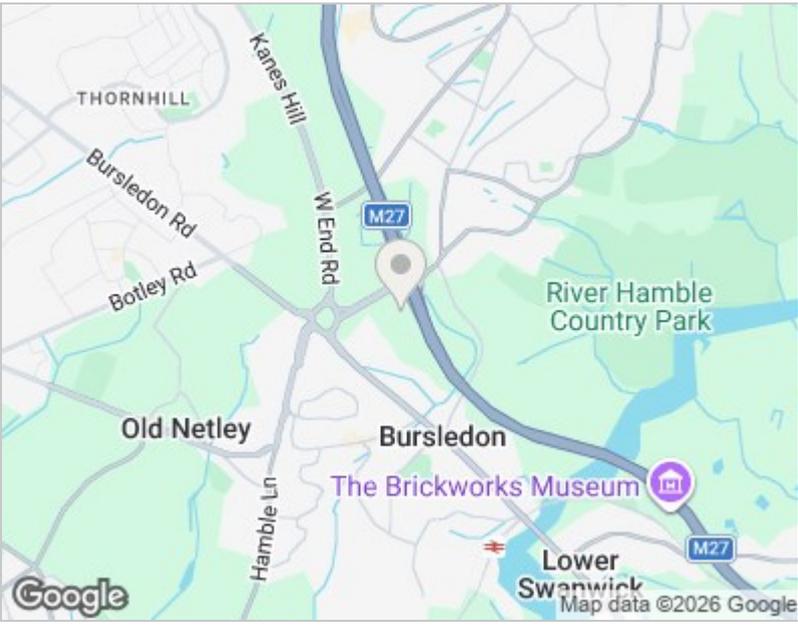


### Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

17 Victoria Road, Netley Abbey, Southampton, SO31 5DG  
Tel: 023 8045 8054 Email: [netleyabbey@hunters.com](mailto:netleyabbey@hunters.com)  
<https://www.hunters.com>

