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Price Guide £599,950
Freehold

 4
  3
  2
  B



Here we have an exceptional 4/5 bedroom detached chalet bungalow which has been recently renovated by the present owner and now presents itself as a 'turn key' property. The accommodation on the ground floor consists of a very spacious entrance hallway, a refitted kitchen (2017) a light and airy lounge/diner overlooking the rear garden, family bathroom with an automatic Mira shower and tap, a study or fifth bedroom, a guest bedroom with ensuite facilities and a further third double sized bedroom. The first floor offers a generous master bedroom suite overlooking the rear aspect complete with a walk in wardrobe and ensuite facilities plus there is the fourth bedroom. Outside the rear garden is of a good size and on a level plot which leads to a superb 10m x 5m fully insulated swim spa which includes a four person jacuzzi and a separate changing/shower room. There is ample parking for parking numerous vehicles on the front driveway which in turn leads to a 7m long garage. Properties of this standard rarely come to the market. Located in a non estate location with good access to the motorway, train station, shops and pubs as well as the River Hamble makes this an enviable place to call home. Please call Chambers on 01329 665700 to arrange a viewing and avoid missing out!

Entrance Hallway
15'7" x 8'9" inc stairs (4.77 x 2.69 inc stairs)
A very spacious hallway accessed via a UPVC front door with glazed panels either side, solid wood flooring, staircase to first floor landing, several storage cupboards one housing a water stop switch, smooth skimmed ceiling, doors to kitchen, lounge, study, family bathroom and bedrooms two and three, radiator.

Kitchen
Refitted in 2017 comprising of a comprehensive range of high gloss wall and base cupboard/drawer units with wood veneer work tops over incorporating deep drawers with additional storage drawers within, inset one and half bowl sink unit with mixer tap, three mini trolley storage cupboards, integrated appliances including an eye level oven, built in eye level combination microwave, induction hob with cooker hood over, built in fridge/freezer and dishwasher. Double glazed window to side elevation, back door to driveway, open hatch to lounge/diner, ceramic tiled flooring,

Lounge/Diner
23'9" x 12'6" (7.26 x 3.82)
Large Double glazed sliding patio doors (4.50m) to rear garden, LVT flooring, smooth skimmed ceiling, one vertical radiator, open hatch to kitchen, further radiator.

Study/Bedroom 5
10'10" x 7'11" (3.31 x 2.43)
Double glazed window to side elevation, radiator.

Downstairs Bathroom
Refitted with a white suite comprising of a P-Shaped bath with automatic Mira shower above and automatic fill tap, low level WC, double vanity storage sink with mixer tap, mirrored bathroom cabinet with light, access to utility cupboard with fitted shutters housing space for washing machine and tumble dryer with vent to outside, further storage cupboard, circular chrome heated towel rail, smooth skimmed ceiling with inset spotlights, fully tiled walls, ceramic tiled floor, Double glazed window to side elevation.

Bedroom Two
10'11" x 9'10" (3.33 x 3.02)
Triple glazed window to front elevation, three fitted double wardrobes with storage drawers and hanging rails, radiator, door to:

Ensuite
Double glazed window to side elevation, fitted with a white corner shower cubicle, low level WC, inset vanity storage sink, chrome heated towel rail, mirrored bathroom cabinet, ceramic tiled floor.

Bedroom Three
12'11" x 11'8" (3.94 x 3.58)
Triple glazed window to front elevation, radiator.

Ensuite
First Floor Landing
Stairs are fitted with Karndean flooring with gold runner rodsto first floor landing, doors to master bedroom suite and bedroom four.

Master Bedroom
20'8" x 10'11" (6.32 x 3.35)
Three Velux windows, rear tilt and turn window to rear elevation overlooking the garden, access to walk in wardrobe and en-suite, access to three eaves storage spaces, radiator.

Ensuite
Fitted with a corner shower cubicle with a rainfall shower head over, pedestal wash hand basin, low level WC, Velux window, ceramic tiled floor, fully tiled walls, extractor fan, mirrored bathroom cabinet, white heated towel rail.

Walk In Wardrobe
5'11" x 5'10" (1.81 x 1.78)
Fitted with hanging rails and light.

Bedroom Four
10'11" x 6'3" (3.34 x 1.91)
Velux window to front elevation, access to combi boiler (remote controlled by Hive) in eaves storage cupboard (over 10 years old) which surrounds the bedroom.

Rear Garden
Area immediately behind house laid to Indian Sandstone paving, main area laid to artificial lawn, access door to garage, fully fence enclosed, outside tap, access to swim spa with storage space behind for two sheds.

Front Driveway
A large frontage for parking numerous vehicles laid to block paviour leading to single garage.

Swim Spa
31'5" x 15'0" (9.59 x 4.58)
Constructed of brick and Timber with six tilt and turn opening double glazed windows and french doors to garden, fully insulated, double skinned, access to separate shower room with WC and wash hand basin.

The spa measures 7m and is 1.2m deep, there is also a four person jacuzzi at one end, ambience lighting,

Single Garage
23'7" x 8'9" (7.21 x 2.67)
With Electric remote controlled door, powre and light, window to rear, door to garden

Solar Panels
We understand that these are owned and have a feed in (FIT) yet to be confirmed.

According to the MCS certificate the total installed capacity is 4.32 kw with an estimated annual generation of 3478 kw

Planning Permission
The seller has informed us that there was planning permission granted for a 3m extension at the rear of the Lounge/diner to join up with the garage but this has since lapsed.

Agents Note
We understand from the seller that the land opposite directly in line with this property is also owned by this property.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Old Netley Bursledon
Hamble Ln
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