



RICHMONDS

# Pylands Lane, Bursledon, Southampton, SO31 1BH

£850,000

## 5 Bedroom Detached Modern Family Home, non-estate – Pylands Lane

Situated in the highly sought-after non-estate location of Pylands Lane, this impressive five-bedroom detached, modern family home offers spacious and versatile accommodation within walking distance of Manor Farm Country Park and all it has to offer beside the River Hamble. The property is approached via a private driveway, providing off-road parking for several vehicles and leads to a detached double garage.

The ground floor accommodation is well designed for modern family living, comprising of two separate reception rooms with a log burner fitted in the main lounge. A superb open-plan kitchen/dining/family room forms the heart of the home and is perfect for entertaining. Additional practical features include a utility room and a ground floor WC.

Upstairs, the first-floor hosts five well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, with a second en-suite serving another bedroom, while a modern family bathroom services the remaining bedrooms.

Externally, the rear garden has been thoughtfully landscaped to provide a low-maintenance outdoor space, ideal for entertaining, featuring a dedicated outdoor dining area. This attractive home combines generous internal space with a desirable semi-rural setting, offering easy access to Manor Farm Country Park, the picturesque River Hamble and countryside walks, making it ideal for families seeking both lifestyle and convenience.

### Other Information

Tenure: Freehold

Approximate Age: 2019

Heating: Gas central heating

Windows: Double glazing

Energy Rating: B

Sellers Position: Looking for a local property

### Local Information:

Council Tax: G

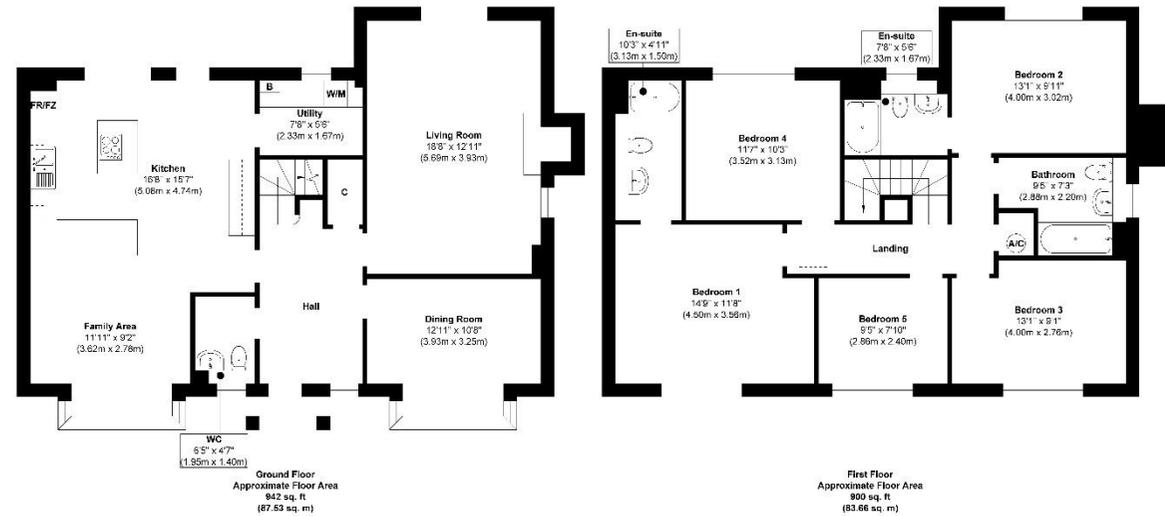
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		<b>84</b>	<b>85</b>
EU Directive 2002/91/EC			

WWW.EPC4U.COM



Approx. Gross Internal Floor Area 1842 sq. ft / 171.19 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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