



SOUTH WOODS, SALTERN LANE, BURSELDON SOUTHAMPTON SO31 8DH

Guide Price £2,350,000

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Contemporary & Captivating

AWE-INSPIRING, CONTEMPORARY AND CAPTIVATING FIVE BEDROOM RESIDENCE – OVER 5,800 SQ. FEET OF SHEER STYLE AND OPULENCE

Set in an exclusive and tranquil setting, this recently refurbished architectural triumph spans over 5,800 sq. ft of luxurious living space arranged gracefully across three expansive floors. Designed to the highest specification, this fabulous five-bedroom residence finished in a calming white and neutral-toned palette, seamlessly combines cutting-edge contemporary design with timeless elegance, natural beauty, and exceptional comfort. This exquisite home awakens the senses with extensive open space, a stylish interior and is flooded with natural light. The abundance of glazing cleverly positioned throughout the property enables one to experience a front row seat of Nature's Theatre, from every window there is an opportunity to sit, be still and immerse yourself in the beautiful and serene surroundings.

GRAND ENTRANCE AND GROUND FLOOR

A grand reception hall welcomes you into this beautiful home, a stunning introduction, bathed in natural light with an abundance of glazing and impeccable finishes, including a solid oak front door, and a handsome solid oak and glass staircase sets the tone and refinement that continues throughout this special property. At the heart of the home lies a stylish kitchen/dining room, the contemporary and lavish kitchen is a real culinary showpiece combining function and flair with its sleek, sage green cabinetry, beautifully accentuated by the brush gold handles and fittings. At the centre of the space sits a large statement island with bar seating, topped with a flawless microcement worktop, a tactile and minimalist surface that speaks to refined taste that flows fluidly with the microcement flooring. Integrated within the island is a five-ring gas hob, perfectly positioned for social cooking and culinary creativity, along with a fitted sink and a brushed gold tap, maintaining the kitchen's elegant continuity. The rear wall hosts state of the art appliances, featuring two Smeg ovens, integrated Bosch coffee maker, microwave and two dishwashers seamlessly built into the cabinetry for a clean, linear look, alongside a wine cooler, offering style and practicality for entertaining and family living. A second prep sink with instant boiling tap adds functionality for busy cooking days or hosting multiple guests. Adjacent to the kitchen, a well-proportioned dining area creates a natural space for shared meals and conversation, while a snug lounge area offers a cosy

retreat, a truly special place to sit whatever the weather or time of day.

Two sets of French doors open effortlessly on to a spacious decking area. The decking invites natural light into the home while offering a private yet open connection to the outdoors, a tranquil, versatile space that brings a luxurious lifestyle to life right off the heart of the home, offering the perfect positioning to enjoy views of the landscaped gardens. This elevated outdoor space provides the ideal spot for al fresco dining, with ample room for a large dining table, lounge seating, or even an outdoor kitchen.

The drawing room/library offers a quiet retreat, complete with an open fireplace offering warmth and charm, perfect place for quiet reflection and relaxation. To the rear is a sumptuous split level sitting room, a show piece in luxury and volume, that invites family and guests to unwind, enhanced by a wood-burning stove with a dual of bifold doors that flood the space with light and open onto the appealing gardens. A practical pantry and WC completes the ground floor accommodation.

FIRST FLOOR

Ascend to a galleried landing, where light cascades from above, guiding you to the truly magnificent principal bedroom suite. This sanctuary features a vaulted ceiling, an ensuite with glazed walls, electric privacy screens, circular bath, micro cement walls and floor. In addition, there are many bespoke finishes including a dual of rain showers and vanity units with wash hand basins and bifold doors with stunning panoramic views of the palatial gardens.

This floor also benefits from the luxury of underfloor heating in all en-suites and a laundry room; a bright and practical space designed for function and ease with plumbing for both washing machine and dryer. Three additional generous double bedrooms, each with their own luxurious en-suites and custom wardrobe storage, ensure the ultimate in comfort and privacy for family or guests.

SECOND FLOOR – GUEST SUITE / ANNEX RETREAT

The top floor presents an adaptable fifth bedroom / guest suite / annex, complete with its own en-suite shower room and a private living area, ideal for extended family, guests, or an au pair.

The property also presents an exciting opportunity with planning consent to extend and develop the double garage, to create a two-bedroom Annex and a car port at the front of the property with no time restriction.

GARDENS AND PARKING

The property is approached via electric gates and has a substantial driveway with ample parking for numerous vehicles and a boat. To one side of the property there is another set of electric gates which lead to a private parking area and a double garage.

Beyond the main residence, to the rear, lies a true outdoor haven: A pristine, 40 ft long, fully tiled, outdoor heated swimming pool with adjacent seating and lounging area, perfect for both relaxation and recreation. A Newly decorated pool side gym with kitchenette, shower facility, cupboard and two changing rooms. A substantial double garage with an adjacent storeroom. An additional separate outbuilding with double doors, ideal for garden machinery, workshop use or a boat. A traditional greenhouse and raised beds, ideal for a keen gardener. Own tidal slipway to the River Hamble, ideal for a boating or water sports enthusiast.

The private and secluded palatial gardens, primarily laid to lawn, offering a peaceful retreat, bordered by mature trees and sculpted greenery, ideal for entertaining, children's play, or quiet relaxation. Set within the beautifully landscaped grounds, a large ornamental pond creates a serene focal point, bringing a sense of calm and natural beauty to the garden. Edged with lush planting and softly swaying grasses, the pond reflects the surrounding greenery and sky, offering year-round visual interest and a haven for wildlife. Extending around the water is a contemporary timber-decked area, thoughtfully positioned to enjoy uninterrupted views of the pond, ideal for quiet contemplation, or elegant outdoor entertaining.

This extraordinary property offers a rare opportunity to own a home of distinction, craftsmanship, and luxury, where every detail has been thoughtfully curated to provide a truly exceptional home and lifestyle.

BURSELDON AND SURROUNDING AREA

Nestled in the heart of Hampshire, Bursledon is a charming traditional village nestled along the banks of the River Hamble. This picturesque locale boasts a rich history intertwined with its waterside heritage, complemented by harmonious blend of lush woodlands and inviting coastline. For those seeking adventure, Bursledon's location provides a myriad of exciting opportunities, including fishing, sailing, and paddleboarding, or simply relishing leisurely strolls along the enchanting River Hamble and shoreline. The village offers an array of local schools, fitness centres, and sports facilities, including the Hamble Sports Complex. Bursledon's vibrant character is also reflected in its plethora of shops, traditional pubs, and delightful restaurants, offering a diverse range of culinary experiences. The nearby marina provides an idyllic setting to enjoy a meal while observing the tranquility and beauty of the rippling waves as the boats navigate in and out. Just a short journey away, Southampton city centre is approximately 5 miles east which offers a rich tapestry of cultural delights. Museums, music venues, and art galleries coexist with award-winning parks, creating an inviting blend of experiences for residents and visitors alike. For those with a lust for shopping and dining,



West Quay shopping centre and West Quay boasts over 100 shops and restaurants, along with entertainment options such as a cinema and bowling. Commuters will appreciate Bursledon's superb connectivity, with the M27 motorway less than half a mile away, providing effortless access to the M3 and beyond. The village is well-served by three local train stations within easy reach, and a network of bus routes offering convenient transit options to Southampton and beyond. For those looking to travel further, Southampton Airport is only 6 miles away offering flights within the UK and selected destinations abroad.

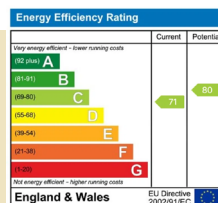
Privately situated close to the River Hamble and about a mile from Bursledon station, South Woods is ideal for those who enjoy boating and an outdoor lifestyle. The Jolly Sailor pub is waterside and about 0.6 miles away. Trains from Bursledon to Southampton take from 25 minutes, Southampton Airport is about 7.5 miles away and the M27 provides road links. Southampton Airport parkway is only just an hour away from London Waterloo Station.

Catchment area schools are Bursledon CE Infants, Bursledon Junior and Hambledon Community Sports College (11-16). Independent schools include Charlton House and The Gregg. (Times and distances are approximate.

KEY INFORMATION

- Awe-Inspiring, Contemporary and Captivating Residence
- Five Double Bedrooms
- Lavish and Stylish Open Plan Living
- Four Luxurious En suite Bathrooms and One En suite Shower Room
- The Epitome of Innovative Design, Exceptional Quality and Artistry
- A Pristine, 40 ft long, Fully Tiled, Outdoor Heated Swimming Pool with Adjacent Seating and Lounging Area
- A Newly Decorated Pool Side Gym with Kitchenette, Shower Facility, Cupboard and Two Changing Rooms
- Beautiful, Private and Secluded Palatial Rear Gardens with Decking, Pond/Waterside Feature and Greenhouse
- A Substantial Double Garage with an adjacent Store Room/Additional Separate Outbuilding with Double Doors
- A Tranquil and Serene Setting with Own Tidal Slipway to the River Hamble, Ideal for a Boating or Water Sports Enthusiast

PROPERTY INFORMATION
Tenure – Freehold
Local Authority – Eastleigh Borough Council
Council Tax – Band G
EPC - Rated C



Approximate Gross Internal Area = 437.4 sq m / 4708 sq ft
Outbuildings = 104.0 sq m / 1119 sq ft
Total = 541.4 sq m / 5827 sq ft
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1214252)

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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All information is correct at the time of going to print.
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