

**BURSLEDON**  
**Freehills off Dodwell Lane SO31 1AB**  
**'DURNCOMB HOUSE'**  
**and**  
**'DURNCOMB COPSE'**  
**8.31 acres (3.36 Ha) in all**



**Overlooking the River Hamble Valley, positioned up a private drive enjoying a secluded and woodland setting beside open countryside.**

**A 3 Bedroom detached house (2,464ft<sup>2</sup>) set in formal established gardens. Potential to extend or replace house, subject to planning.**

**6.24 acres of mature woodland.**

**Freehold for Sale by Private Treaty**

**Price Guide: £1,600,000**

**Opportunity to exclude the woodland - OFFERS INVITED**

**VIEWING INSTRUCTIONS:** Strictly and only by prior arrangement and with the Selling Agent to be accompanied. It is essential to view the drone video footage available at the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) prior to requesting or viewing or visiting the Property.

**VIDEO DRONE FOOTAGE:** See the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) and further details, photographs and drone video footage is available showing the whole Property.

**LOCATION:** See **Location Plan**. The Property is located within 1 mile of the River Hamble and outside the eastern outskirts of Southampton and lies between Hedge End and Bursledon Village. Junction 8 of the M27 south coast motorway is within 1/3 mile.

**DIRECTIONS:** From Junction 8 of the M27 motorway take the turning east towards Hedge End and within 150m turn right into Dodwell Lane signed 'Bursledon'. After approx. 500m turn sharp left up a Tarmac private drive (do not turn left into Blundell Lane. The private drive is approx. 50m before Blundell Lane). Proceed up the shared private Tarmac drive and Durncomb House and woodland is on your left hand side after approx. 250m. Park in front/beside the detached double garage. What3Word: <https://what3words.com/acted.foam.vanish>

**DESCRIPTION:** The unique and elevated position of the house provides far reaching views south eastwards over the River Hamble. The woodland provides privacy and seclusion against the adjoining Manor Farm Country Park. In easy reach of the M27 motorway, Railway Line (Bursledon), Southampton International Airport, The Solent and Ferry Ports. Hamble Village and Marina is 10 minutes away. Land Registry Title Numbers HP225592 and HP131883 which is the full extent of the whole property for sale.

**HOUSE:** The Vendor has owned the house for 44 years and improved and extended the ground floor including to create the splendid Sitting Room and also the raised Conservatory. Durncomb House provides accommodation extending in all to approx. 2,464ft<sup>2</sup> over 2 floors currently with 3/4 bedrooms. See **Floor Plan**. Height above sea level - approx. 34m (112ft).

**GARDEN:** There are paved and terraced areas immediately adjoining the house. The established garden is set over varying levels with steps down to the established beds, shrubs and borders. There is a range of sheds and outbuildings that serve the gardens and grounds including brick kennels with railings.

**DOUBLE GARAGE:** With electric remote controlled door and side access and covered parking bay beside

**WOODLAND:** The Property includes an area of mature woodland extending to approx. 6.24 acres known as 'Durncomb Copse' immediately to the west and north of the house. The majority of the area of woodland is on sloping ground, down towards the northern boundary. The species of tree include Oak, Beech, Silver Birch, Yew, Holm Oak, Holly and Sweet Chestnut and the entire area has an established understorey of Rhododendrons of various varieties flowering at different times and colours. There is a path cut to walk through the woodland towards the northern boundary. .

**DESIGNATIONS:** The Property is not Listed. There are no Tree Preservation Orders. The woodland is designated as a Site of Importance for Nature Conservation (SINC) due to its connection with a larger block of broadleaved woodland to the north - 'Manor Farm Country Park'. The woodland is 'Ancient and Semi Natural' indicating that there has been woodland cover likely for the past 400 years.

**PLANNING:** The Property is within an area designated as 'Countryside' in Eastleigh Borough Council Local Plan, and is within a 'Strategic Gap'. The Property lies with the Planning Authority of Eastleigh Borough Council. The house has not been extended since 2000. There are features of the house that a Purchaser might consider modernising or extending. There may also be the opportunity to rebuild the house on a similar footprint. Interested parties should make their own enquiries to EPC Planning Department or seek an opinion of a Planning Consultant - Do ask the Selling Agent for a recommendation.

**SERVICES:** Mains electricity and water are connected. Mains Drainage. Oil Fired Central Heating. Water tank with Electric Immersion.

**PUBLIC RIGHTS OF WAY:** None affect the Property.

**PRIVATE RIGHTS OF WAY:** The neighbouring farm has a right of way across the Property between positions A, B and C on the **Site Plan**. The Vendor summaries the history of this use as being rarely used and no longer suitable for modern agricultural vehicles. More details from the Selling Agents.



**FREEHILLS PRIVATE DRIVE:** The drive is owned by the adjoining 'Hoe Moor House' and the owners of Durncomb House share in the maintenance costs of the drive surface with the other residential neighbours. The surface has recently been improved to a Tarmac surface just a few years ago.

**POTENTIAL TO EXCLUDE DURNCOMB COPSE:** If parties wish to exclude Durncomb Copse (6.24 acres) from any offer to purchase Durncomb House and Garden (2.07 acres) then this is a possibility - and this potential can only really be considered following an accompanied viewing.

**COUNCIL TAX:** Property Band = G for year 2022/2023 = £3,170.17.

**LOCAL AUTHORITY:** Eastleigh Borough Council, Upper Market Street, Town Centre, Eastleigh, Hampshire, SO50 9YN. Tel: 023 8068 8000. Website: <https://www.eastleigh.gov.uk/>



**OFFER INSTRUCTIONS:** Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.

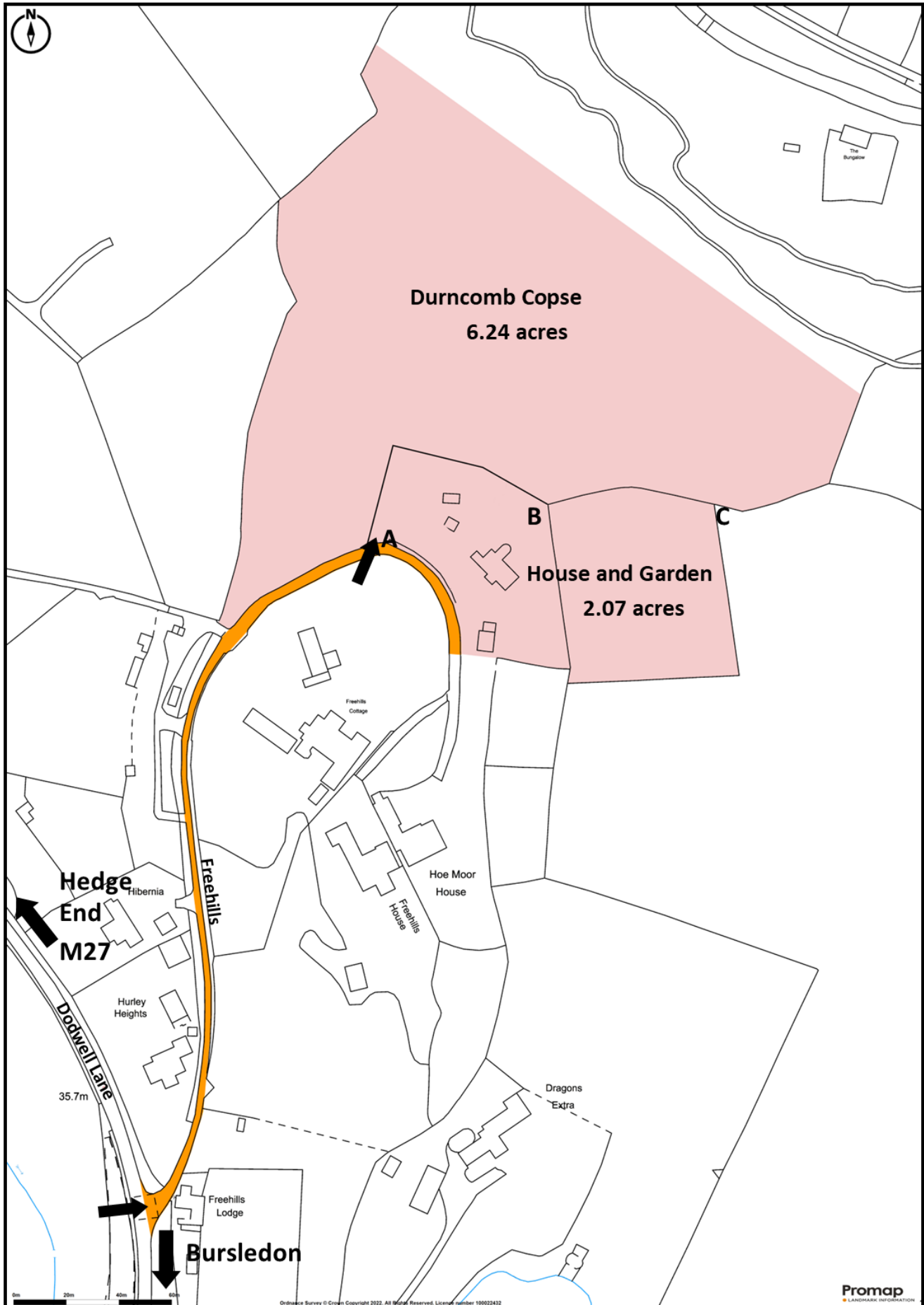


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62   D
39-54	E	43   E	
21-38	F		
1-20	G		

**For Further Information Contact:**  
Dominic Plumpton  
**Tel:** 01489 896977 **Mob:** 07780 000201  
**Email:** [dominic@gileswheeler-bennett.co.uk](mailto:dominic@gileswheeler-bennett.co.uk)



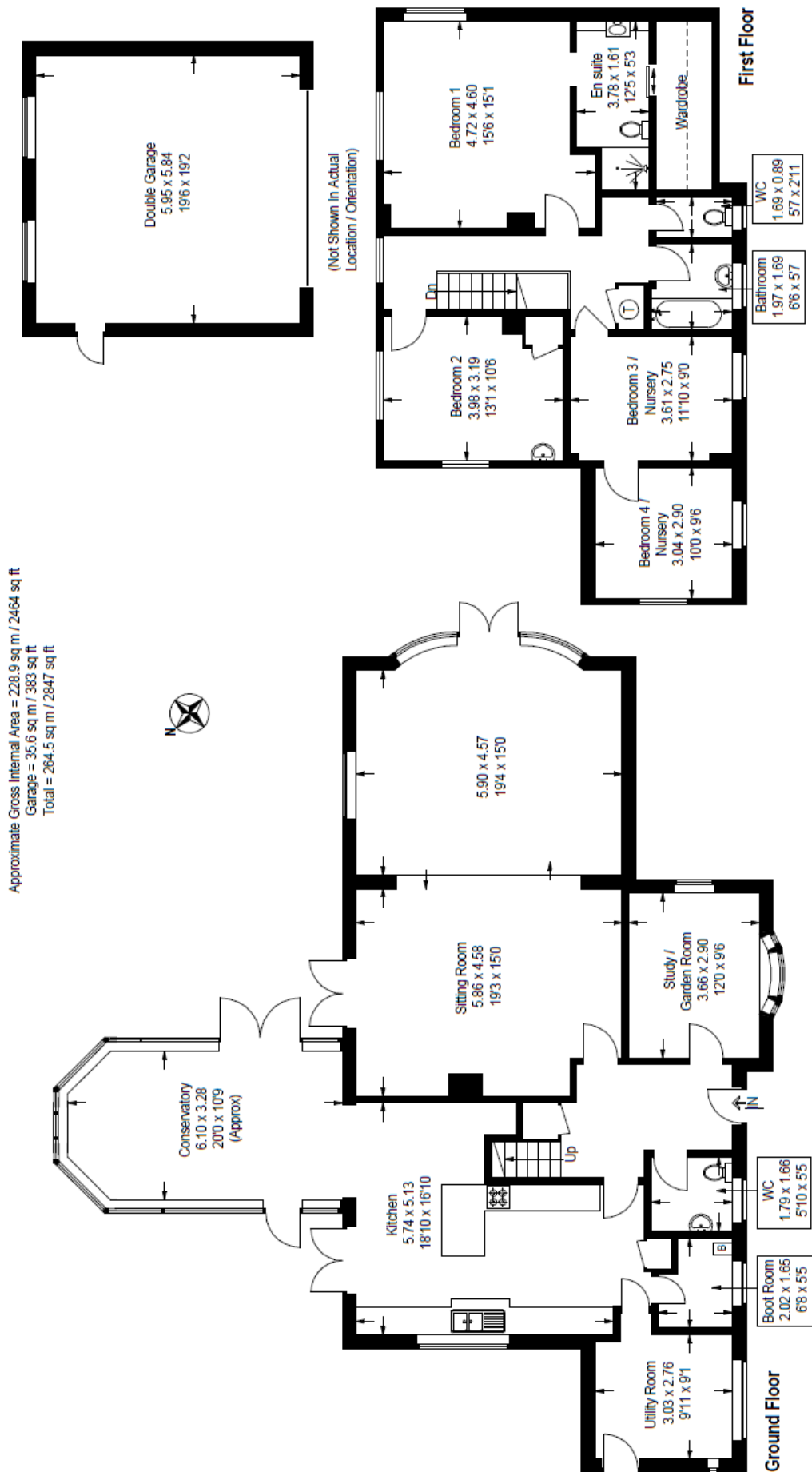
# SITE PLAN



Subject to Survey



# FLOOR PLAN











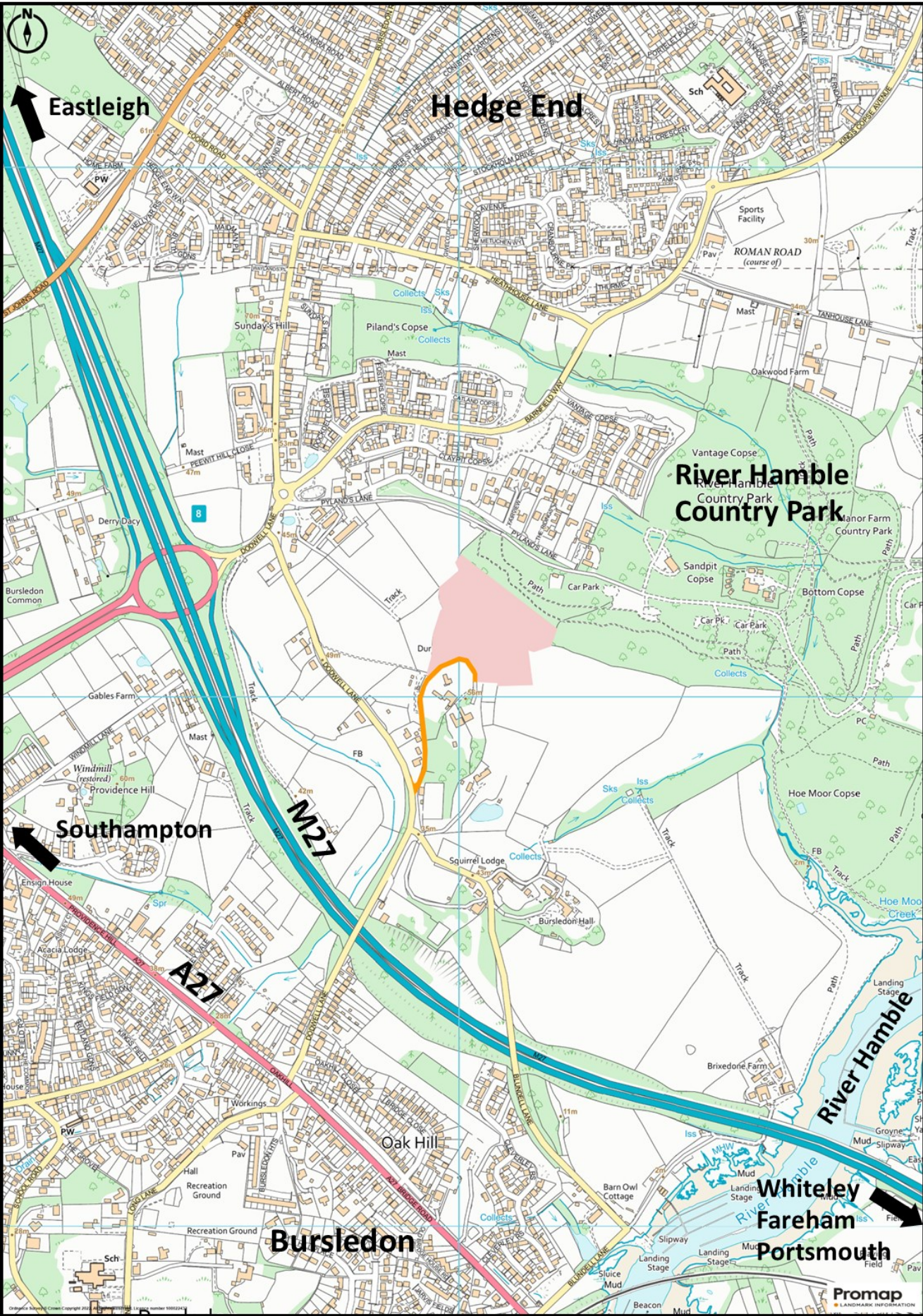








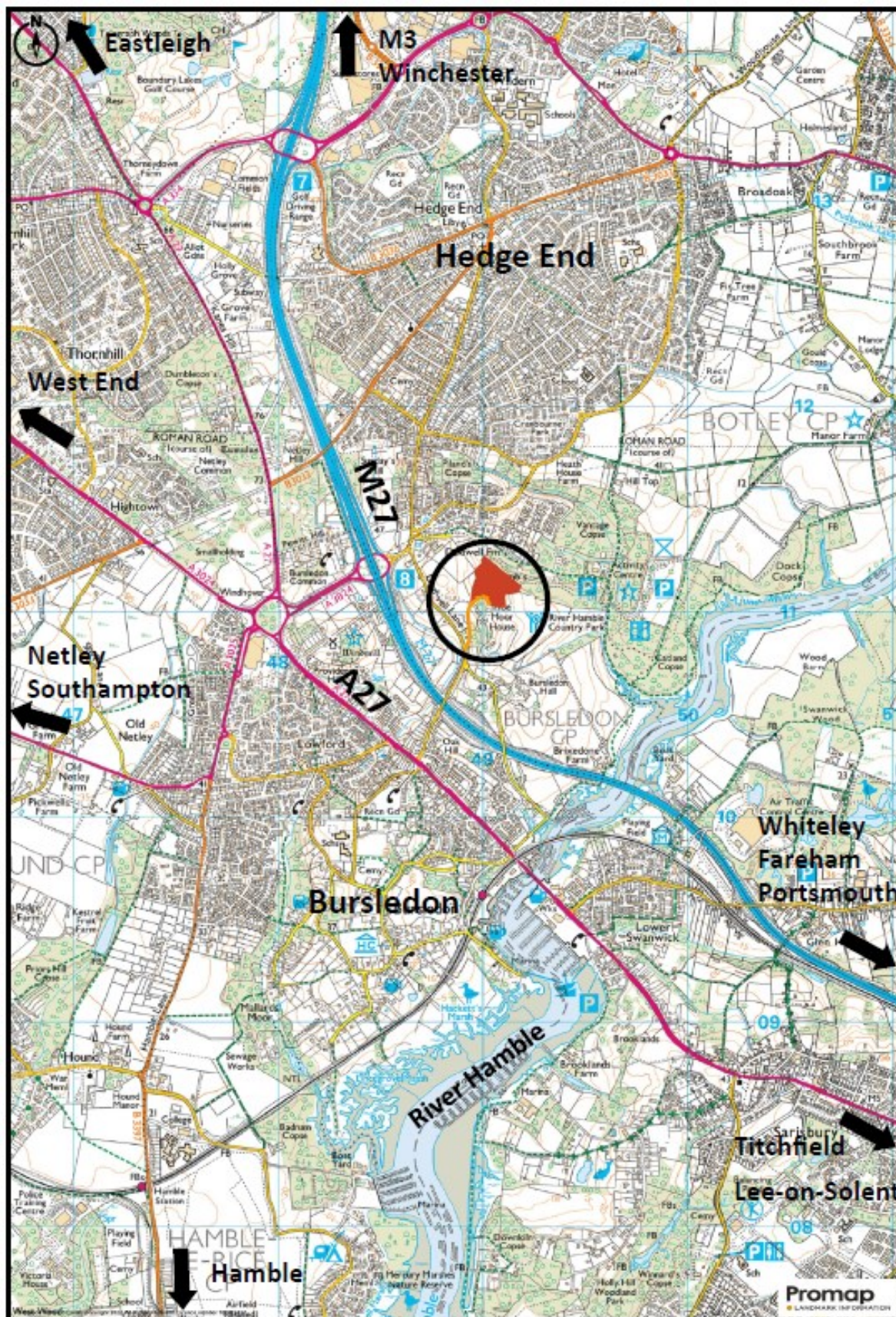
# SITE PLAN 2



Subject to Survey



# LOCATION PLAN



**FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE**

## IMPORTANT NOTICE

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2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

June 2022