

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

MAIDENSTONE HEATH

Blundell Lane, Bursledon SO31 1AA

Approx. 3.20 acres (1.29 Ha) in All

On the Banks of the River Hamble



Set within its own established grounds providing seclusion. Main House extending to approx. 6,183ft² providing approx. 5,510ft² living accommodation and approx. 930ft² for office space. Additional detached Cottage (approx. 678ft²) and further Boat House (999ft²). Attractive Lake (approx. 0.29 acres), Woodland and Gardens. Potential Grazing or Orchard (approx. 0.50 acres). This property has much flexibility and potential to be adapted to provide a required individual layout and mix of uses for a Purchaser in a unique setting. Not Listed.

PRICE GUIDE £2,750,000

OFFERS INVITED



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: STRICTLY BY APPOINTMENT ONLY. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

VIDEO DRONE FOOTAGE: See the website 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 off a narrow lane a short distance from the A27 main road. Postcode SO31 1AA.

DIRECTIONS: What3Words: <https://what3words.com/drive.design.types>. From the A27 main road in Bursledon, close to the Bridge across the River Hamble, turn into Blundell Lane which is off the northern side of the A27 main road, on the western bank of the River.

DESCRIPTION: Maidenstone Heath is an impressive Property extending to approx. 3.20 acres in all occupying a wonderful position overlooking the River Hamble. The existing House dates back to the 14th Century (not Listed). Located off a narrow lane, yet in close proximity to various routes of transport.

THE GROUNDS: The Property in all extends to approx. 3.20 acres comprising:

- | | |
|---|-------------------|
| • Dwellings, Boat House, driveway and gardens | 1.24 acres |
| • Woodland (to the west) | 1.17 acres |
| • Potential Pasture and Orchard | 0.50 acres |
| • Lake | 0.29 acres |
| TOTAL Approx. | 3.20 acres |

- **Main House** - Total accommodation approx. 6,183ft² including approx. 930ft² office use as shaded green on the **Floor Plan**.

See **Floor Plan** on which the parts used for residential use are shaded yellow and those currently used for office use are shaded green. The accommodation extends to over 3 floors with bedrooms in the attic. There is a Roof Terrace at the First Floor at the southern end. Lift to First Floor.

The living accommodation provides spacious rooms and a layout that has the potential to be altered to suit a Purchaser's requirement.

Dining Room and Sitting Room currently with multi fuel stoves. Numerous open fireplaces throughout the House.

- **Barn Owl Cottage** - Approx. 678ft² residential use, ancillary to the Main House. See **Site Plan**. Recently refurbished. Integrated appliances (washer, dryer and dishwasher). Underfloor heating in bathroom. Night storage heaters elsewhere. Large double bedroom with built in wardrobes and ensuite.
- **Boat House** - Approx. 999ft² including Loft. Planning Consent was achieved for 1 x Bedroom residential use on the first floor in 2011 which was not implemented. **This consent could be achieved again subject to a successful application.** See Planning History. Currently used for Storage. Double Doors out onto Lane.
- **Garage** - Brick Double Garage with Planning Consent for replacement Timber framed double Car Port with Storage. See Planning History.
- **Woodland** - Approx. 0.50 acres of mature woodland with impressive broadleaved and coniferous specimens providing natural habitat, setting and seclusion.
- **Lake** - Extending to approx. 0.29 acres a Lake beside the main entrance drive provides an opportunity for recreation and conservation. Attracts wildfowl.
- **Potential Grazing or Orchard** - Total approx. 0.50 acres as identified by dotted line on the **Site Plan** to facilitate grazing or an Orchard or further Tree Planting. To the west adjoining the woodland there are areas of rough grassland that could be improved.

GARDEN: Mainly laid to lawn with a wall along the northern boundary comprising 2 small brick buildings. Providing seclusion and a view across the river. With mature specimen trees creating an impressive setting.

PARKING: There is plenty of space for many vehicles. Electric car charging point fitted at rear of house.

ACCESS: The Property benefits from 2 vehicular access points off Blundell Lane as identified by the arrows on the **Site Plan**.

LAND REGISTRY: The Property comprises the entirety of Title HP308731. See Selling Agent's website for Title Plan and Register.

LISTED: No part of the Property is listed.

PLANNING DESIGNATIONS: The majority of the Property lies within Old Bursledon Conservation Area. Old Bursledon Special Policy Area. The Property lies within the land zoned as 'Countryside' within Eastleigh Borough Council's Local Plan.

PLANNING HISTORY:

- **29th June 1990 - Planning Ref No: Z/18838/012/00** - See Link - [Click Here](#)
Consent for conversion of Summer House into a 1 Bedroom House with single storey extension - Barn Owl Cottage.
- **4th May 1994 - Planning Ref No: C/18838/015/00** - See two links - [Click Here](#) and [S106](#)
Consent for alterations as change of use from Rest Home to Private Residence with ancillary office accommodation - MAIN HOUSE S106 Agreement dated 8th April 1994 relating to use of Barn Owl Cottage.
- **8th November 2011 - Planning Ref No: C/05/55200** - See Link - [Click Here](#)
Consent for the conversion of Boat House to a 1 Bedroom self contained annex at First Floor level. This development did not get carried out. It has the potential to be renewed.
- **16th June 2022 - Planning Ref No: H/22/92812** - See Link - [Click Here](#)
Consent for demolition of existing garage and construction of timber framed Open Double Car Port with enclosed storage with tiled roof. Consent requires implementing by 16th June 2025.

RIVER HAMBLE: With a Public Hard available close by for launching craft. With numerous marinas and boatyards providing moorings for yachts and motorboats. The river is tidal right up to Botley and Curbridge where you can take river craft to the 'Horse and Jockey' Public House for a drink or lunch. The 'Jolly Sailor' Public House is a short distance down stream and can be reached from the river.

TRANSPORT: The Property benefits from a broad range of transportation available in the area: M27 Junction 8 - 1.5 miles. Bursledon Train Station - 0.3 miles. Southampton Airport - 6.6 miles. Ferry Ports - Southampton 6.1 miles, Portsmouth 14.5 miles. London by road 84.5 miles. London by Train—within approx. 2 hours via Bursledon Station.

TPOs: None. Any works to trees requires consent in a Conservation Area, from the Local Authority.

SERVICES: Mains Gas, Electricity (3 Phase available) and Water. 2 Septic Tanks (one shared with neighbour) serve the dwellings.

BROADBAND: Fibre is currently being laid along Blundell Lane (December 2024). Ultrafast 'City Fibre' 2.5GB will be available.

COUNCIL TAX: 1 x bill = Property Band H for year 2024/2025 = £4,204.98.

BUSINESS RATES: None charged.

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

RIVER HAMBLE COUNTRY PARK: There is a Public Footpath from Blundell Lane along the river to the north that leads into the Country Park. <https://www.hants.gov.uk/thingstodo/countryparks/rhcp>

METHOD OF SALE: By Private Treaty.

For Further Information Contact:

Dominic Plumpton

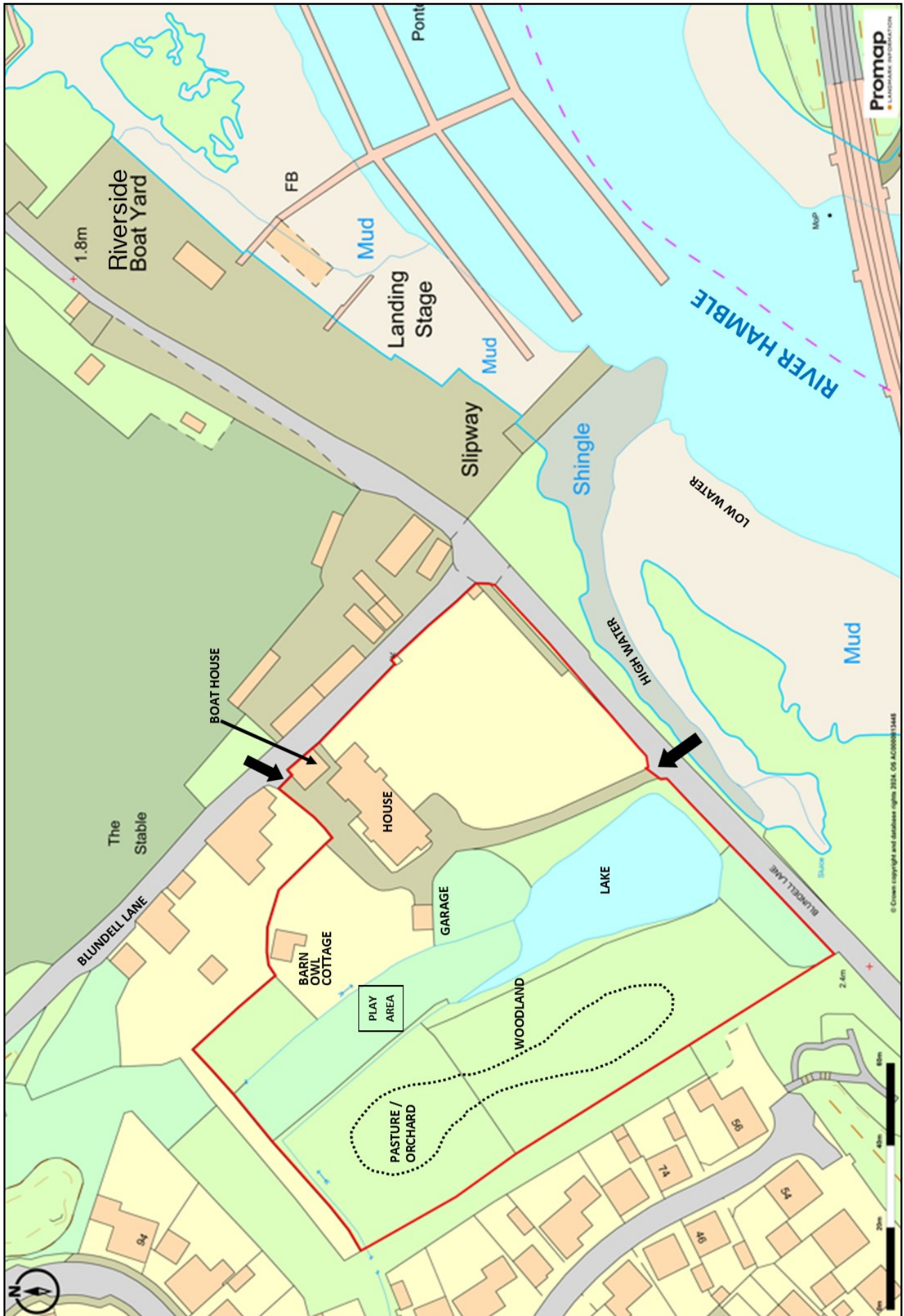
Tel: 01489 896977 Mob: 07780 000201

Email: dominic@gileswheeler-bennett.co.uk

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



SITE PLAN



Subject to Survey

Maidenstone Heath

First Floor

Office 8.03 x 4.34
28'4" x 14'3"

Office 2.79 x 2.31
9'2" x 7'7"

Office 2.54 x 2.36
8'4" x 7'9"

Office 5.28 x 3.00
17'4" x 9'10"

Master Bedroom 5.41 x 5.18
17'9" x 17'0"

Terrace 6.32 x 5.35
20'9" x 17'6"

Dressing Room

Play Room 4.65 x 4.22
15'3" x 13'10"

Bedroom 3.73 x 2.72
12'3" x 8'11"

Bedroom 3.78 x 3.63
12'5" x 11'11"

Bath 2.30 x 1.70
9'6" x 5'7"

Lift

2.35 x 1.05
7'9" x 3'5"

Second Floor

Bedroom 4.55 x 3.73
14'11" x 12'3"

Snug 4.52 x 2.95
14'10" x 9'8"

Bedroom 6.20 x 2.64
20'4" x 8'8"

Bath 5.10 x 3.65
16'9" x 12'0"

Eaves Storage

Ground Floor

Reading Room 5.11 x 4.55
16'9" x 14'11"

Dining Room 7.14 x 4.95
23'5" x 16'3"

Kitchen 4.55 x 4.32
14'11" x 14'2"

Utility 4.42 x 4.32
14'5" x 14'2"

Lobby 4.88 x 3.33
16'0" x 10'11"

Gym 5.28 x 4.22
17'4" x 13'10"

Drawing Room 8.59 x 6.05
28'2" x 19'10"

Sitting Room 7.52 x 4.67
24'8" x 15'4"

Store

Lift

1.25 x 1.20
4'1" x 3'11"

IN

= Reduced headroom below 1.5m / 5'0"

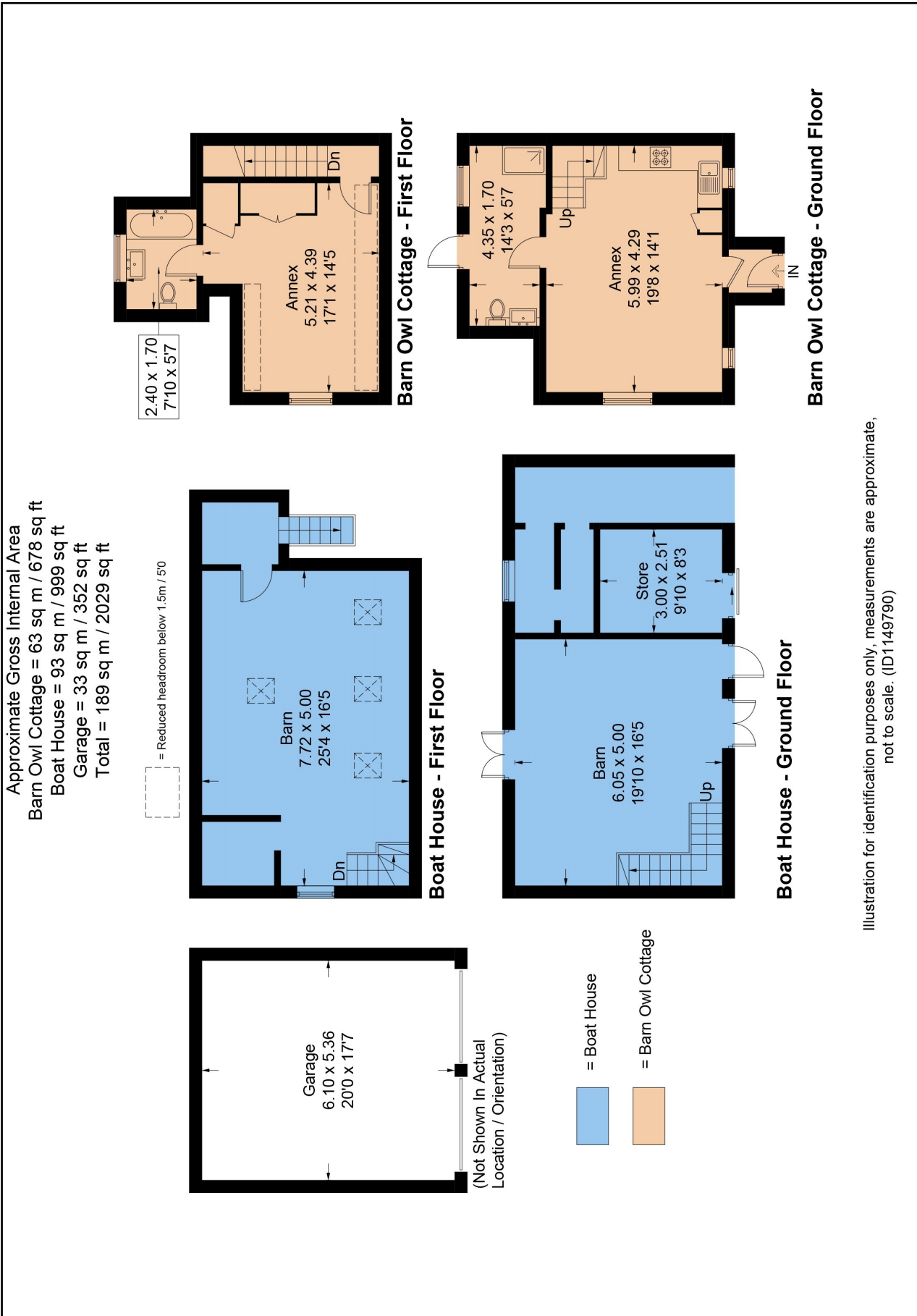
= Main House

= Offices

Illustration for identification purposes only, measurements are approximate,
not to scale. (ID1149790)

FLOOR PLAN

BARN OWL COTTAGE, BOAT HOUSE AND GARAGE



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

HISTORY

From research undertaken by the Vendors the oldest part of the house is understood to date back to 14th century, an inventory dated 1622 records its contents. From 1748 there is a continuous history of the Property that can be traced from records. A report undertaken in 2012 by the Vendors can be obtained from the Selling Agent.

The Vendors purchased Maidenstone Heath in 1992 when it was at that time being used as a Rest Home and they achieved Planning Consent in 1994 to convert the main building back to a private residential use with office accommodation.

Shortly after purchasing Maidenstone Heath the Vendors converted Barn Owl Cottage to living accommodation. In 2011 they also achieved Planning Consent for the Boat House to be used for residential purposes, but this Consent was not implemented and so has lapsed.

Historic View from Blundell Lane looking west











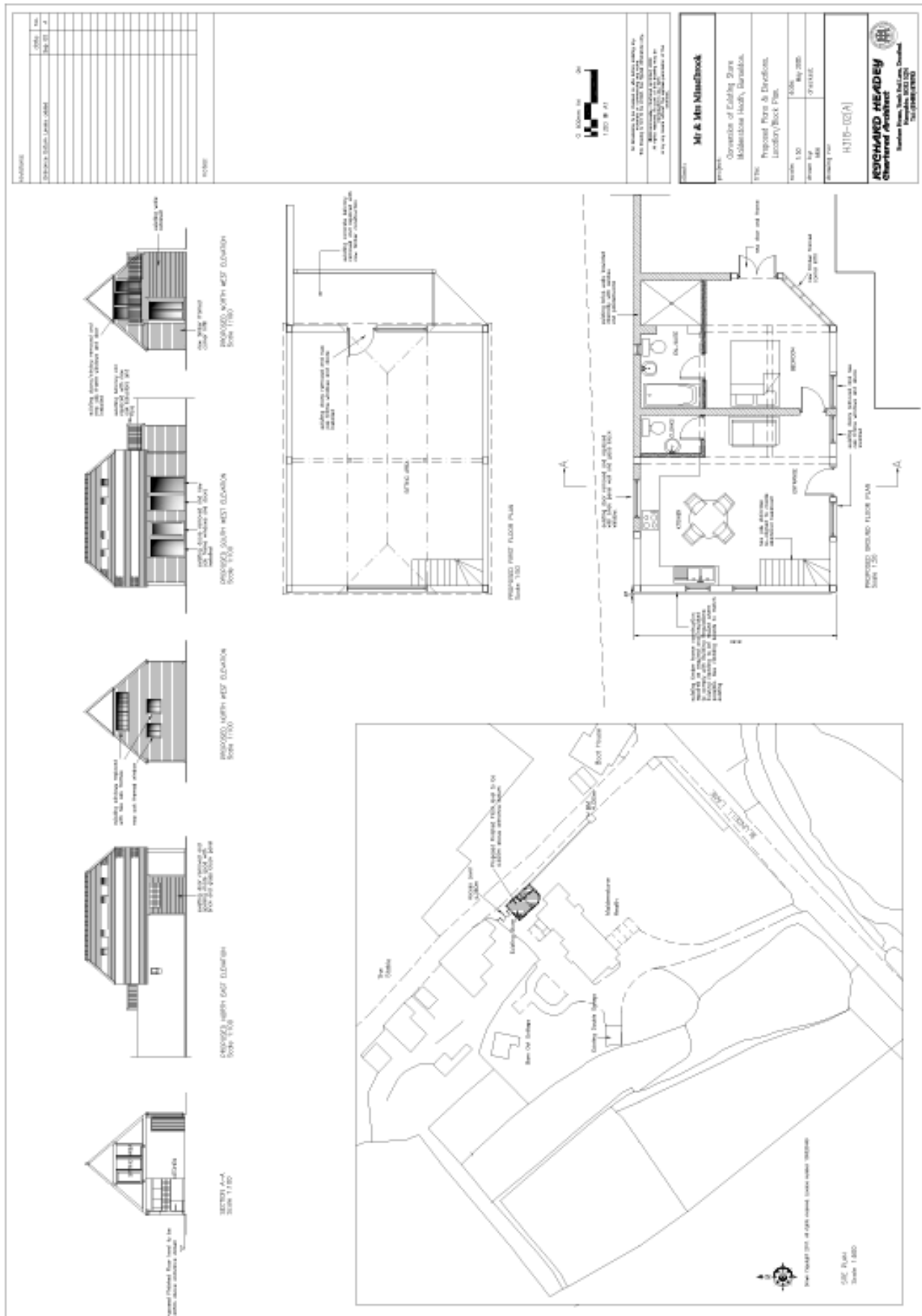


BOAT HOUSE

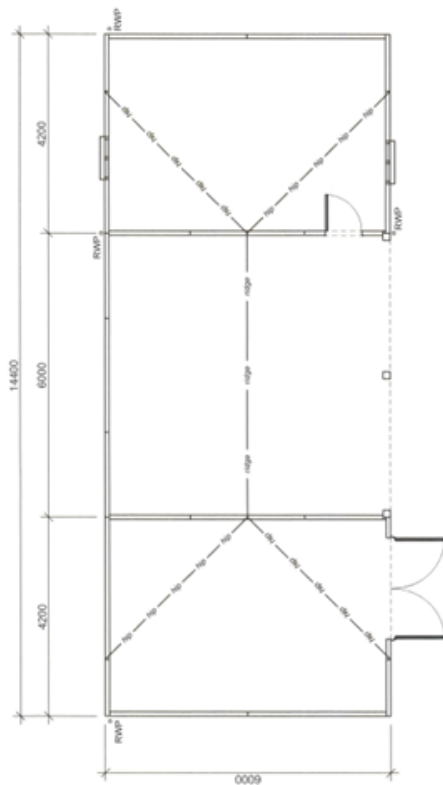
BARN OWL COTTAGE



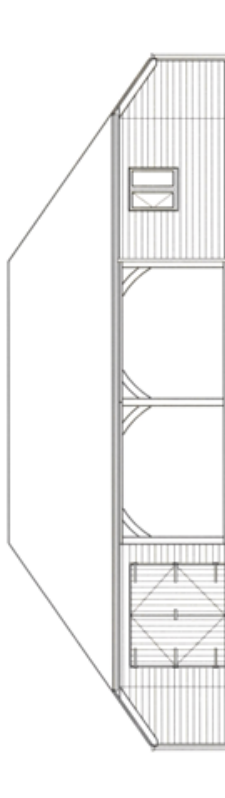
**BOAT HOUSE PROPOSED ELEVATION AND FLOOR PLAN
(CONSENT DATED 2011 - WHICH HAS LAPSED)
(PROPOSED LIVING ACCOMMODATION AT FIRST FLOOR LEVEL ONLY)**



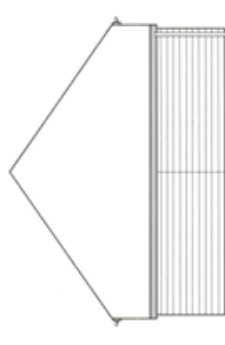
GARAGE/CAR PORT PROPOSED ELEVATION AND FLOOR PLAN

Plan

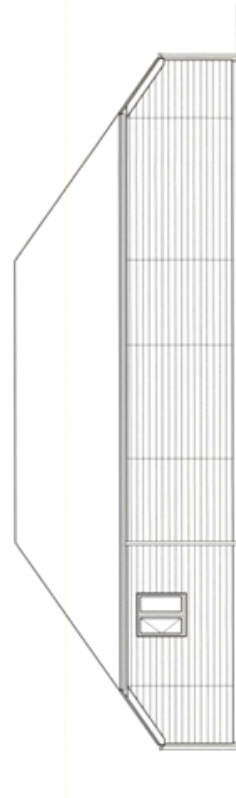
Left Elevation



Front Elevation



Right Elevation



Rear Elevation



PASSMORES

High Street, Strood, Rochester, Kent. ME2 4DR
Tel: 01634 290033 info@passmores.co.uk
Fax: 01634 290084 www.passmores.co.uk

Mr. Misselbrook,
Maidenstone Heath, Blundell Lane,
Bursledon, Southampton,
Hampshire. SO31 1AA

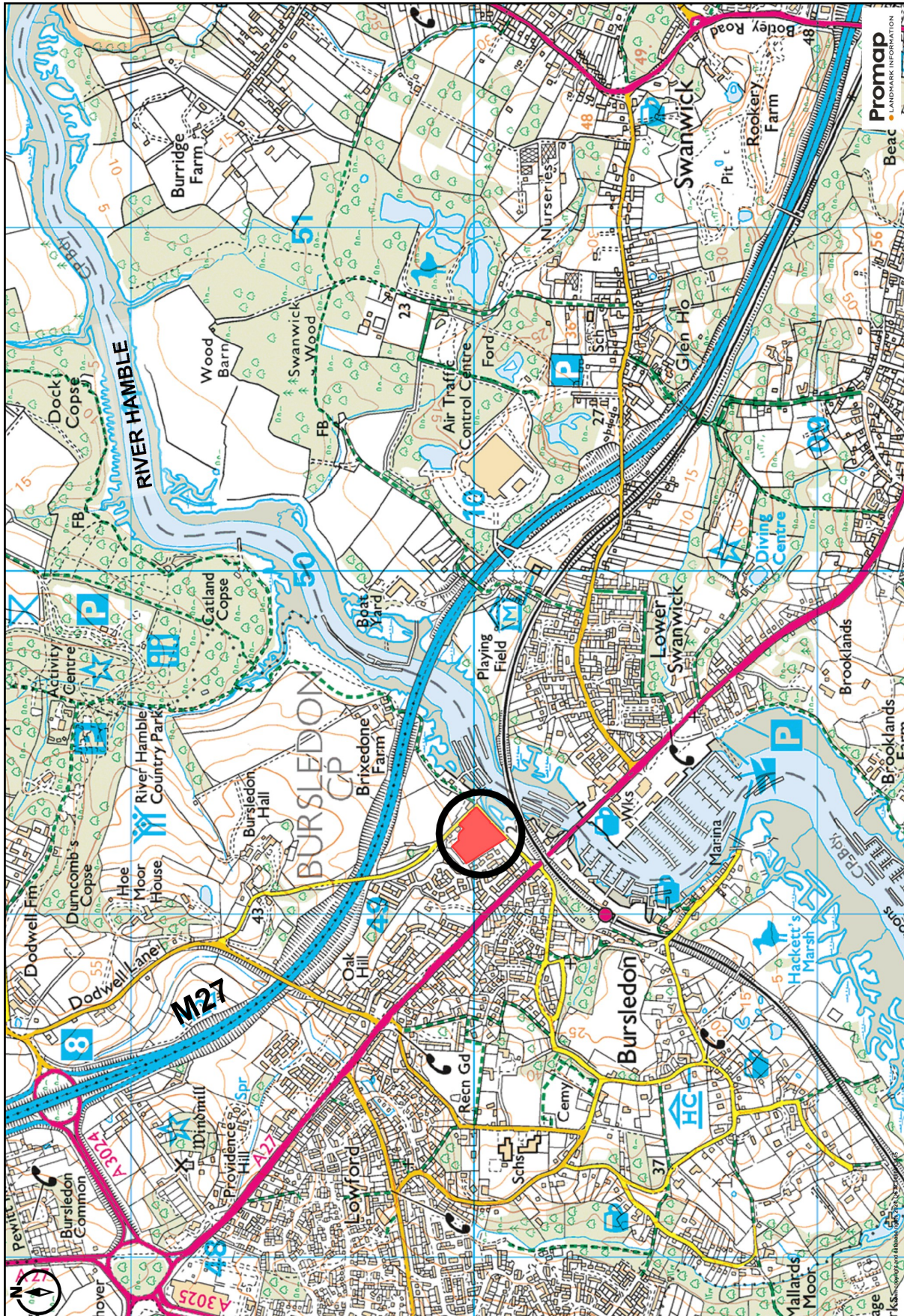
14.4m x 6.0m
Carriage House & Cart Lodge
Sheet 2

Case	Description	Date

Issue Date	14.03.2022	Scale	1:100 @ A3	Drawn	J.M.D	Checked	gg
Drawing No 33-74319-SHEET2							
Rev -							

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LOCATION PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

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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.