



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST



# BRIDGE HOUSE | BURSLEDON | HAMPSHIRE

Guide Price £4,950,000

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# *Sustainable and Seductive*

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This beautiful and idyllic lake house represents the essence of Huf Haus Design. A rare and exceptional home that awakens the senses with extensive open space, a stylish interior and flooded with natural light. The light filled living spaces, creating a sense of openness, freedom and a seamless connection between the interior and the natural world. The wrap around balcony and terrace and floor to ceiling glass creates spectacular panoramic views, enabling one to experience a front row of Nature's Theatre.

This amazing property was granted Paragraph 55 planning due to the high specification of the build and the fabulous innovative design, a house designed as a bridge over a lake, Bridge House is the ultimate in Luxury living. Resembling a modern and opulent take on a Southeast Asian long house, the architecture creates a Zen like gateway into nature, an uplifting space for relaxation and rejuvenation. The rippling of the lake reflects and exudes into the interior, with changes of light throughout the day and throughout the seasons create this magnificent and exclusive living environment, providing an oasis of calm and tranquillity.

This stunning home boasts the latest renewable energy technology, triple glazing (with electric blinds), an air source heat pump and 17kw roof solar panels ensure sustainability and cost efficiency (EPC rated A).

One of the many highlights of this amazing home is the Lounge/dining/family room which enjoys all aspects of breath taking views over the lake with access to the balcony, ideal for entertaining and alfresco dining. A focal point in the living area is the stylish, modern biofuel fire. There is a contemporary and lavish kitchen with Bosch fitted appliances, an instant boiling water and cold filter tap and a sleek central island with bar seating. The property continues with a self-contained functional library, useful plant/utility room, walk in larder and a cloakroom.

The spacious principal bedroom has a stunning ensuite dual shower, designer free standing bath and a desirable walk in dressing room. The Bedroom has access to the balcony with appealing panoramic views of the Lake and woodland. There are four further impressive double bedrooms (all with access to the wrap around balcony) and with three enjoying there own en-suites including a family bathroom.

## OUTSIDE

There is a self contained functional home gym/annexe benefiting from its own shower room, additionally there is an adjoining double car port with an electric car charging point. This hidden gem is secluded and private, and is the perfect location for experiencing the beauty of nature, a haven for wildlife, abundance of natural woodland and flowers with its own tidal slipway to the River Hamble, ideal for a boating or water sports enthusiast. The current owner has cleverly created on one of the islands a delightful Japanese style garden. The house is situated on a 1 acre River lake with 2 islands that are set within approximately 8 Acres of woodlands, that are securely fenced off with electric double gates to the front of the property.

## LOCATION

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 a idyllic setting to enjoy a meal while observing the tranquillity 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, Bridge House 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 Hambleton Community Sports College (11-16). Independent schools include Charlton House and The Gregg. (Times and distances are approximate)

## KEY INFORMATION

- Built in 2021
- 20 year roof guarantee
- 10 year premium build warranty from 2021
- Electric car charging point -7kw battery bank - Hybrid inverter
- Mains water
- 120ml wall insulation
- Triple Glazed
- Bio fuel real fire place
- Paragraph 55 house over rides normal planning rules for building a new home in the countryside, this only occurs when the design is deemed by Architects and planners to be of exceptional quality and design.
- Slipway to the River Hamble
- 17kw roof solar panels
- Custom made internal doors
- Air source heat pump with underfloor heating
- Electric blackout blinds in all bedrooms
- Venetian electric blinds in living room

## PROPERTY INFORMATION

**Tenure** – Freehold

**Local Authority** – Eastleigh Borough Council

**Council Tax** – G

**EPC** – Rated A

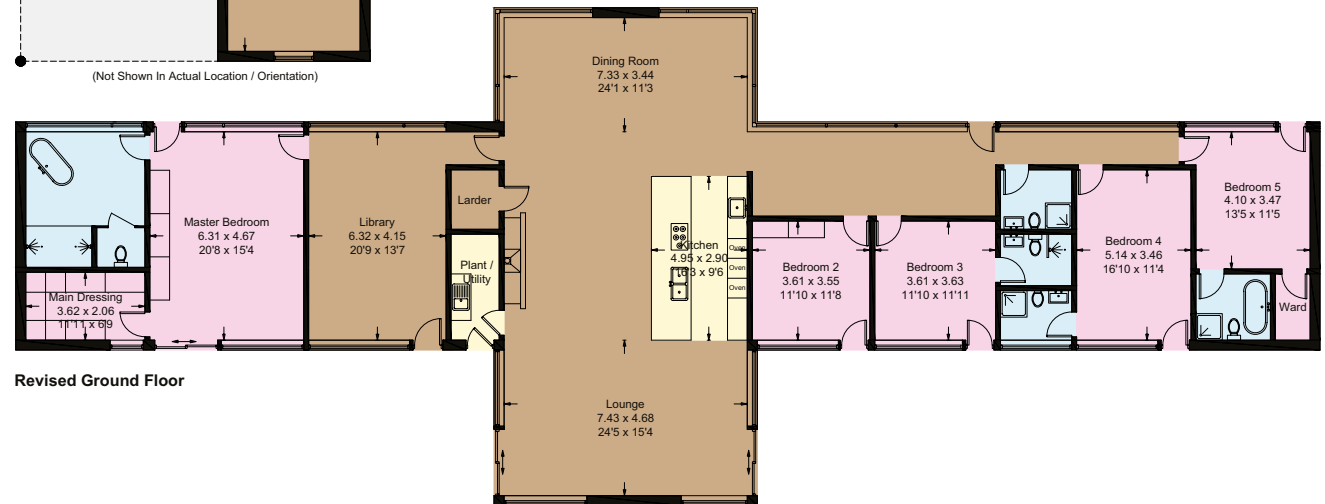
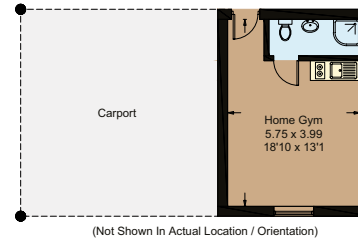
## Approximate Gross Internal Floor Area

**306.2 sq m / 3296 sq ft**

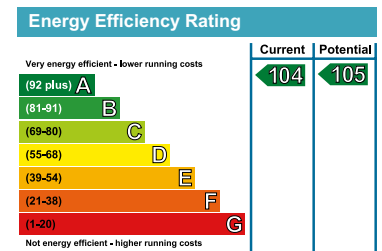
**Home Gym = 22.7 sq m / 244 sq ft**

**Total = 328.9 sq m / 3540 sq ft**

- Bathroom / En Suite
- Bedroom
- Kitchen
- Reception Room
- Other Areas



Revised Ground Floor



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.

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