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CIRRUS GARDENS, HAMBLE, SOUTHAMPTON, SO31 4RH



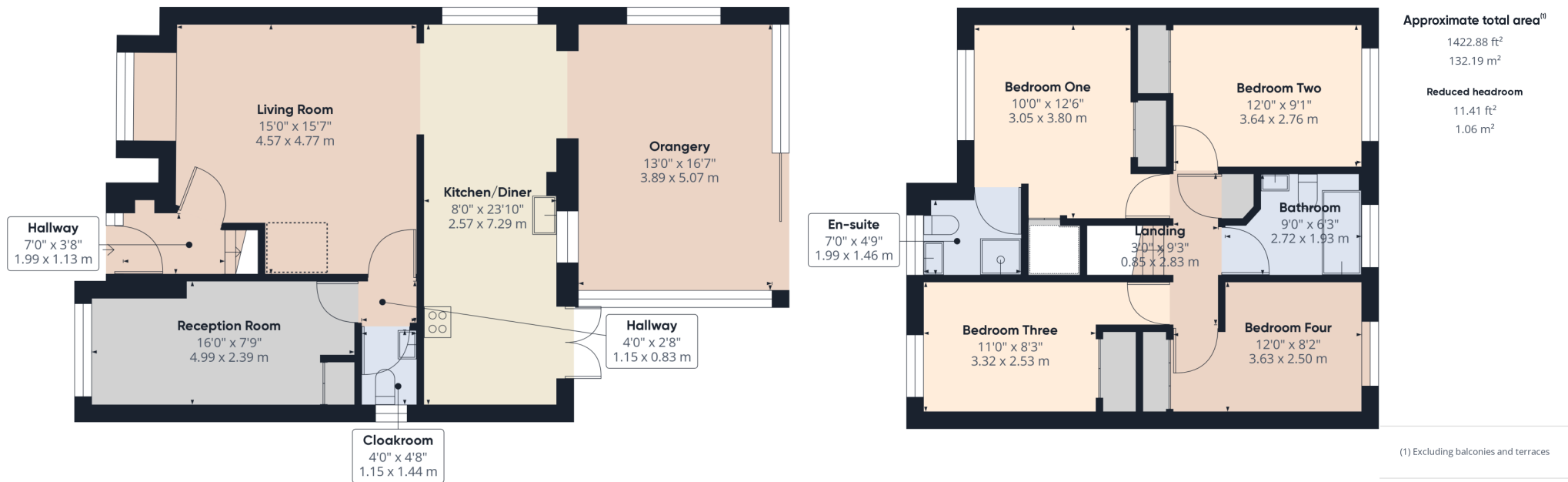
BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED PROPERTY SITUATED IN THE HIGHLY SOUGHT AFTER SAILING MECCA OF HAMBLE. OFFERED WITH NO FORWARD CHAIN, THIS DESIRABLE DWELLING IS IN CLOSE PROXIMITY TO THE WATERFRONT AND HAMBLE'S WELL RENOWNED BARS, RESTAURANTS AND LOCAL AMENITIES.

Guide Price £675,000 to £700,000 Freehold

Welcome to Cirrus Gardens, Hamble where we are thrilled to market this beautifully presented four bedroom detached dwelling. This delightful property offers, in our opinion, the perfect blend of comfort, tranquillity and convenience whilst maintaining close proximity to the waterfront, local amenities and Hamble's Marinas. Beautifully decorated throughout, with gas fired heating and double glazing, this turnkey house offers the new owner the opportunity to move with minimal fuss.

Briefly, the ground floor accommodation comprises of a hallway, living room, kitchen/diner, orangery, second reception room and a cloakroom. On the first floor are four bedrooms, with an en-suite to bedroom one, and a family bathroom. Externally, there is a driveway providing off-road parking and gardens to the front and rear.

Don't miss out on the opportunity to experience firsthand both the accommodation and lifestyle on offer here. Call us to today to arrange a viewing!



(1) Excluding balconies and terraces

⌚ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

The Local Area

Hamble is a picturesque village situated on the South Coast of England, ideal for anyone wanting to discover some of Hampshire's best coastline and countryside. With superb riverside views and walks, Hamble village and its quaint cobbled streets offer an alternative shopping and dining experience. Steeped in history, the village played a role in the World War Two D-Day landings.

Whilst the village has retained its character, the surrounding area has grown to support three marinas and a host of shops, pubs and restaurants, services and businesses. There are woodland and coastal walks to enjoy. Two country parks are situated nearby; The Royal Victoria Country Park and River Hamble Country Park.

The community benefits from local junior and senior schools, children's clubs, Hamble Parish Council, Hamble River Singers and a library to name a but few. The sporting opportunities include sailing clubs such as the Hamble River Sailing Club, Royal Southern Yacht Club, Warsash Sailing Club etc.

Within Hamble, there are three marinas; Hamble Point, Port Hamble and Mercury Marina.

Hamble Point Marina offers 230 berths and lies at the mouth of the River Hamble, with access to the world famous waters of the Solent, a magnet for competitive sailors from around the globe, it's a favourite with racing and cruising yachtsman alike.

Port Hamble Marina offers 310 berths is situated on the River Hamble in the heart of the South Coast's sailing scene. The marina has a proud heritage of refitting and maintaining racing yachts, a tradition that continues today with many different yacht services based at the marina.

Offering 360 berths the Mercury Marina was originally built by Sir Robin Knox Johnson. Mercury Yacht Harbour is situated in a sheltered wooded site where the shallow waters of Badnam Creek join the River Hamble. The marina offers deep water at all states of tide and among its excellent facilities are a chandlery as well as a bar and restaurant with waterfront views.

Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

Hamble is accessible by a range of public transport links. It has bus routes running from Southampton City Centre to Hamble and vice versa, a train station with lines to Southampton Central and Portsmouth Harbour with onward links to London, and the Pink Ferry service from Hamble to Warsash. By car, Hamble is approximately 3 miles from the M27 J8.



Ground Floor Accommodation

Upon entering the property, you are greeted by the hallway with a door into the living room and stairs rising the first floor. Wood effect flooring flows seamlessly into the living room and adorns much of the ground floor accommodation.

The well-proportioned living room benefits from a front elevation bay window and a log burning stove, making this an inviting retreat to relax and unwind at the end of a busy day. There is an opening into the kitchen/diner and a door into the inner hallway providing access into a convenient downstairs cloakroom, complete with a wash hand basin and WC, and into a further reception room. This versatile space could make a beautiful home office or playroom and offers a front elevation with and a handy built-in cupboard, which includes space and plumbing for a washing machine.





The kitchen/diner will prove popular with culinary enthusiasts and comprises of a range of matching wall and floor mounted units with undercounter lighting and quartz worksurfaces over, creating a harmonious blend of functionality and style. There is a five-ring gas hob with an extractor hood over, a built-in electric oven, integrated microwave, wine cooler, dishwasher and fridge/freezer. French doors open out onto the patio area.



An opening leads into the orangery, which is a lovely light and airy space with a roof lantern and panoramic views of the rear garden. The orangery benefits from underfloor heating. A large sliding glazed door opens onto the patio offering a seamless transition from indoor to outdoor living.



First Floor Accommodation

Ascending to the first floor, the landing offers doors to principal rooms and a loft access point.

Bedroom one presents a front elevation window and boasts a fitted double wardrobe and a fitted single wardrobe, both of which have mirror fronted doors. Bedroom one has the added convenience of an en-suite comprising of a corner shower cubicle, wash hand basin and a WC.

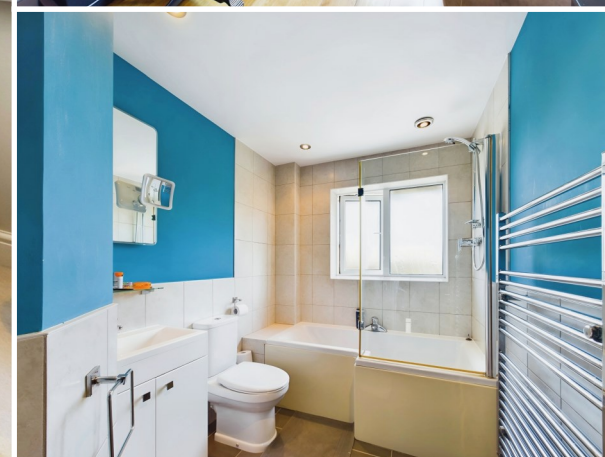
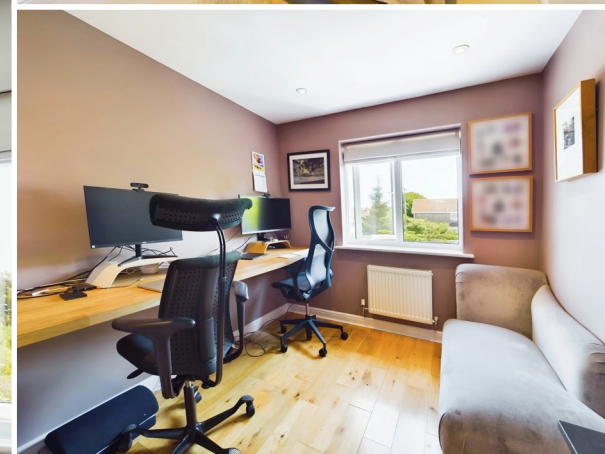
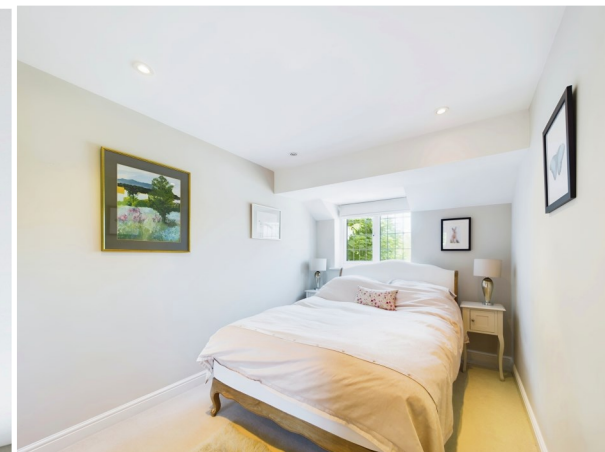


Bedroom two, another double room offers a rear elevation window providing views over the garden. There is a fitted mirror fronted double wardrobe.

Bedroom three, again can accommodate a double bed and has a front elevation window. The room benefits from a mirror fronted double wardrobe.

Bedroom four is currently utilised as a home office and is of good proportions. There is a rear elevation window and a mirror fronted double wardrobe.

The bathroom comprises of a p-shaped panel enclosed bath with a shower over, wash hand basin and a WC.



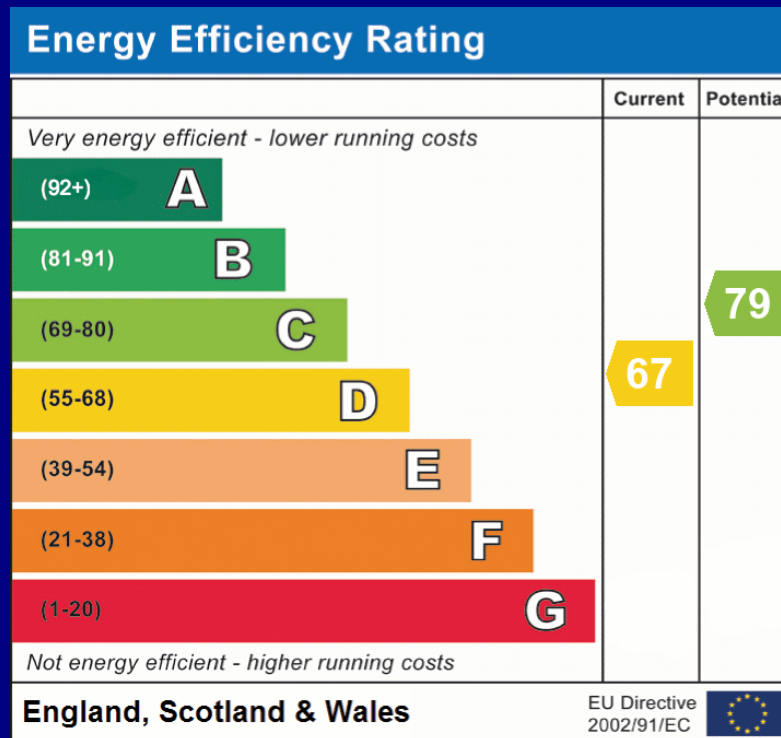
Outside

The property is approached by a tarmac driveway providing off road parking. The front garden is predominantly laid to lawn with a mixture of trees and shrubs. A pedestrian footpath to the side of the house provides access into the rear garden via a timber gate. The property also boasts an EV charger.

The well-maintained rear garden is enclosed by a combination of timber fencing and hedgerow and is largely laid to lawn. A flagstone patio adjacent to the dwelling and extending to the foot of the garden provides a beautiful spot for outdoor entertaining and al fresco dining. The planted borders host an array of established plants and shrubs. An area of pea shingle currently houses a large storage shed. Raised decking, at the end of the garden, provides a lovely sunny spot for relaxation.







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To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk

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