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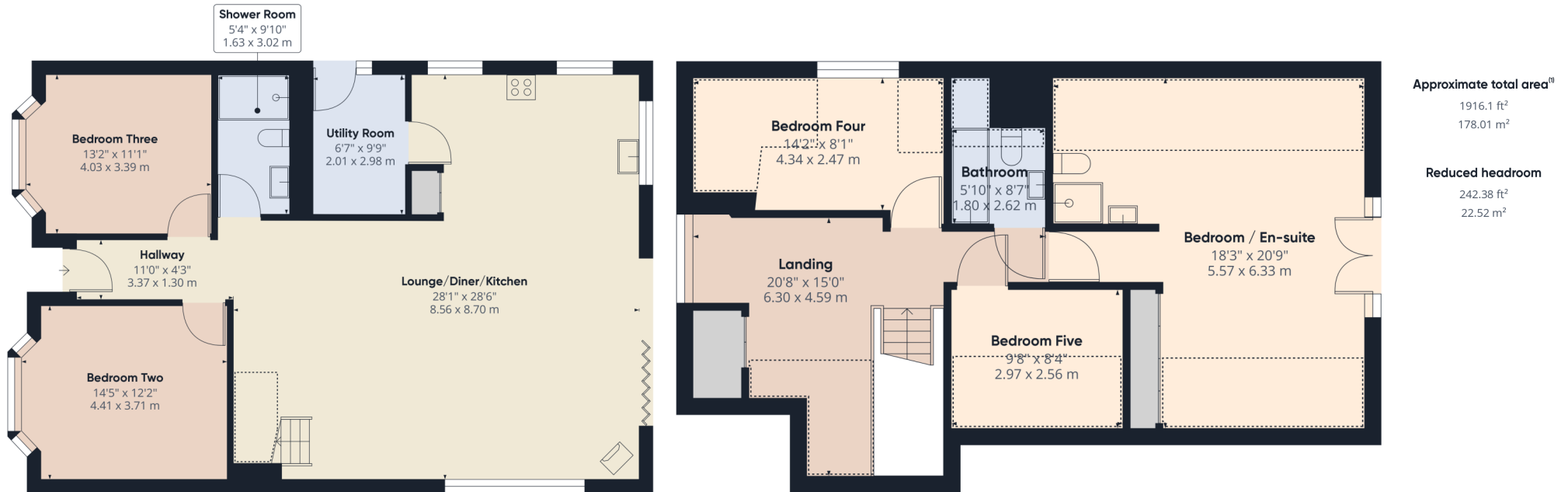
EXQUISITE FIVE BEDROOM DETACHED PROPERTY IN THE HIGHLY DESIRABLE SAILING MECCA OF HAMBLE, WITHIN CLOSE PROXIMITY TO LOCAL MARINAS AND A PICTURESQUE CREEK. OCCUPYING A GENEROUS PLOT WITH RURAL VIEWS FROM THE REAR ELEVATION TOWARDS THE NEIGHBOURING EQUESTRIAN FIELD. NO FORWARD CHAIN.

Guide Price £700,000 to £725,000 Freehold

Presenting this exquisite five-bedroom detached property, in a highly desirable location in the popular sailing village of Hamble. In good decorative order, this home is ideal for families seeking a comfortable yet practical and versatile living space. The dwelling is in close proximity to local amenities and to the local creek with public slipway where dinghies, canoes and paddle boards may be launched.

The ground floor accommodation comprises of a hallway, open plan lounge/diner and kitchen, two bedrooms, shower room and utility room. On the first floor you will find a landing, three bedrooms, with an en-suite to bedroom one, and a further bathroom. Externally there is a shared access driveway providing off-road parking. The enclosed rear garden offers beautiful views over a neighbouring equestrian field.

Don't miss the opportunity to make this beautiful home your own. Contact us today to arrange a viewing.



Approximate total area⁽¹⁾
 1916.1 ft²
 178.01 m²

Reduced headroom
 242.38 ft²
 22.52 m²

(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

The Local Area Hamble-Le-Rice is a picturesque Village situated on the South Coast of England, renowned for the local sailing facilities, Marinas, Sailing Clubs, eating and drinking establishments and beautiful Riverside walks.

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 Manor Farm Country Park.

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

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

Hamble Point Marina offers 230 berths and lies at the mouth of the River Hamble, with easy 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.

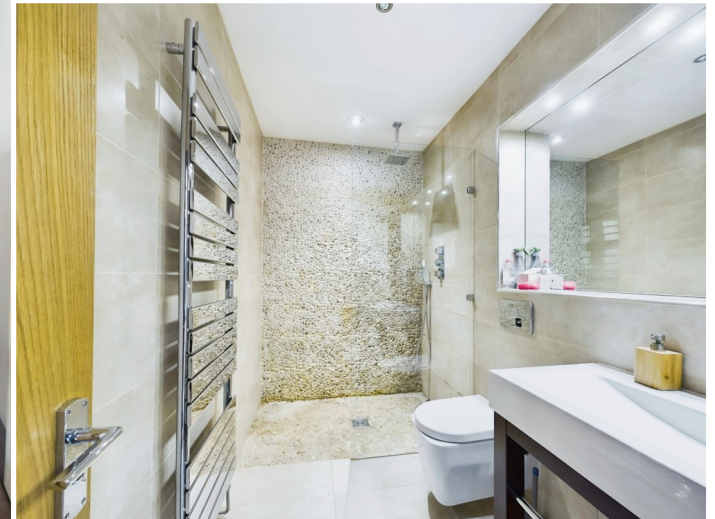
Port Hamble Marina offers 310 berths is situated on the River Hamble in the heart of the South Coast's sailing scene. The marina has a proud heritage of refitting and maintaining racing yachts, a tradition that continues today with many different yacht services based at the marina.

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.

Hamble is also renowned for its restaurants and public houses. Traditional public houses include: The Victory Inn, The Bugle and Ye Olde Whyte Harte. Some of the other restaurants include: River Rat Cellar & Kitchen, La Dolce Vita, Cinnamon Bay, Banana Wharf, Boomerangs, Slipway and the King and Queen.

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





Ground Floor Accommodation

Upon entering the property, you are greeted by a hallway with space to de-boot and hang your coats. There are doors to the ground floor bedrooms, an insert coir mat and engineered oak flooring with underfloor heating, which seamlessly flows into the open plan lounge/diner and kitchen. There are two bedrooms to the front elevation (bedrooms two and three), either side of the hallway. Both offer bay windows overlooking the property frontage. Demonstrating the versatility of this spacious living accommodation, these rooms are currently utilised as an office and snug. The bedrooms share a stylish shower room consisting of a walk-in shower cubicle with a rainfall effect shower and an additional, handheld shower attachment, a concealed cistern WC and a wash hand basin. The room also benefits from a large, fitted mirror with recessed spotlighting above and a heated towel radiator.



The heart of the home and idyllic entertaining space has to be the breathtaking, open plan lounge/diner and kitchen. This large, bright and airy space benefits from bifold doors, which offer a seamless transition from indoor to outdoor living. The focal point of the lounge area is a log burning stove, which is perfect for creating a cosy atmosphere on those chilly nights.

The contemporary kitchen comprises of a range of wall and floor mounted units with a wooden work surface over. Dual stainless-steel sinks sit below a window, overlooking the rear garden. There is space for a Rangemaster oven with an extractor hood over, space for an American style fridge freezer and plumbing for a dishwasher. An island adds both style and functionality to the space.

A doors opens into a utility room, which houses a Worcester Greenstar boiler. Offering space and plumbing for a washing machine and appliance space for a tumble dryer. There is a worksurface and shelving to two walls and a range of wall mounted units. A half panel double glazed UPVC door opens out onto the side of the house, allowing access into the rear garden.



First Floor Accommodation

Ascending to the first floor, the galleried landing offers doors to principal rooms and storage within the eaves. There is a double glazed UPVC window to the front elevation and a Velux window above the staircase, allowing an abundance of natural light to flood into the space. A recess at the top of the staircase has been cleverly utilised as a study area by the current owner.

Bedroom one is spacious and located to the rear elevation with French doors opening onto a Juliette balcony, offering picturesque views of the rear garden and equestrian field beyond. Ingeniously disguised fitted cupboards within the eaves offer a great storage solution. The bedroom also boasts the added convenience of en-suite, with a corner shower cubicle, low-level WC and a wash hand basin with a vanity unit beneath.





Bedroom four has a side elevation window and engineered oak flooring (restricted headroom). Bedroom five offers a side elevation Velux window and engineered oak flooring (restricted headroom).

The bathroom offers a panel enclosed bath with a shower attachment. The suite is completed with a concealed cistern WC, a wash hand basin with a vanity unit beneath and a heated towel radiator. The room has a Velux window to the side aspect (restricted headroom).



Outside

The property itself is set back from Satchell Lane and approached by a shared access driveway. There is an area of pea shingle offering off-road parking for multiple vehicles. A footpath with steps leads to the front of the property. The footpath has laid to lawn to either side, with a variety of plants and shrubs. A wooden gate provides pedestrian access into the rear garden.


The large, enclosed rear garden is mainly bound by timber fencing and hosts an array of mature shrubs and trees. A patio area, adjacent to the dwelling, presents the idyllic setting for al fresco gatherings. The ample lawn leads to a neighbouring equestrian field, offering rural views. There is plenty of storage by way of two garden sheds.



The local Creek



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: E - Eastleigh Borough Council
UTILITIES: Mains gas, electric, water and drainage.
Viewings strictly by appointment with Manns and Manns only.
To arrange a viewing please contact us.

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



1 & 2 Brooklyn Cottages
 Portsmouth Road
 Southampton
 SO31 8EP



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