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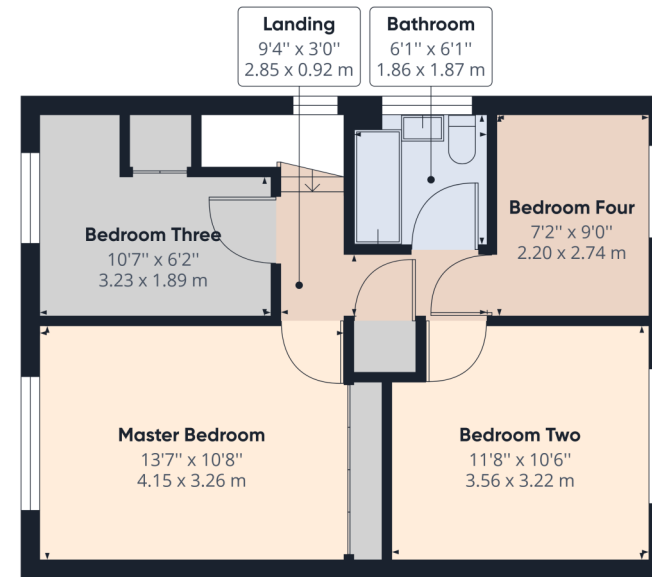
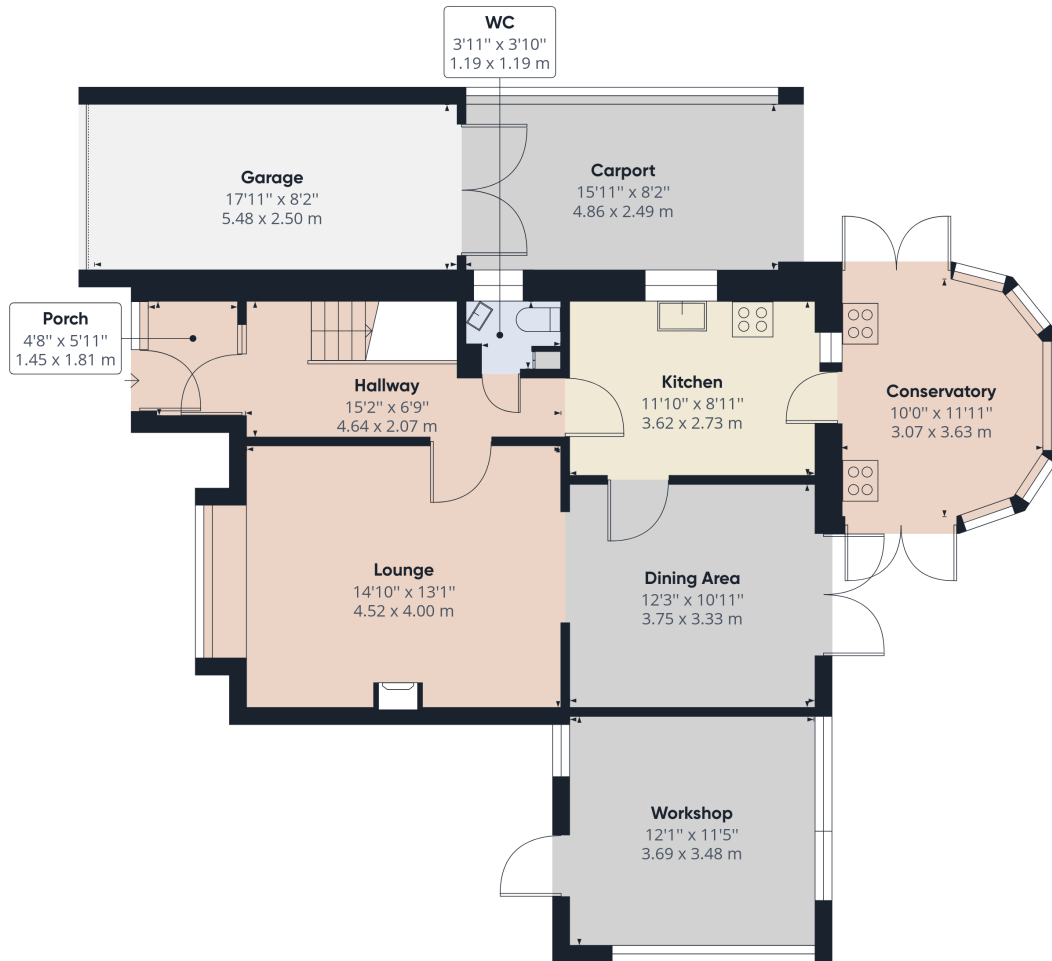
**MERCURY GARDENS
HAMBLE
SOUTHAMPTON
SO31 4PA**



MANNNS AND MANNNS ARE THRILLED TO MARKET THIS DELIGHTFUL DETACHED FOUR BEDROOM HOUSE, IDEALLY LOCATED ALONG THE BANKS OF THE RIVER HAMBLE IN A PRIME RESIDENTIAL LOCATION. A SHORT STROLL FROM THE CREEK AND YET IN CLOSE PROXIMITY TO LOCAL AMENITIES. TO AVOID DISAPPOINTMENT, AN EARLY VIEWING IS HIGHLY RECOMMENDED.

£600,000 Freehold

Built in one of Hamble's most desirable residential areas, just a short stroll from the creek where a boat or small tender may be stored, or family picnics and scenic walks can be enjoyed. Close to the heart of the village offering a large array of eateries, public houses, and shops. This delightful four bedroom detached home is built of brick elevations, under a pitched tiled roof with solar panels providing a feed in tariff. To the ground floor there is a lounge, kitchen, dining room, WC and conservatory. The first floor comprises of four bedrooms and a family bathroom. Externally, there is a dual driveaway and a link detached garage offering off road parking for multiple vehicles. Externally to the rear, there is a large, secluded, enclosed garden with a workshop, carport and potting shed.



Approximate total area⁽¹⁾
1631.54 ft²
151.57 m²

(1) Excluding balconies and terraces

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

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 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

PORCH: Accessed via a double glazed UPVC door with an obscured glass panel. Large, obscured glass window to the side elevation. Tiled flooring with a coir insert mat. Textured ceiling and central ceiling light. Further glazed wooden door with a side glass panel leading into;

HALLWAY: Doors to principal rooms and stairs to the first floor. Understairs storage cupboard which houses the consumer unit. Power points and radiator. Laminate flooring. Smooth plastered and covered ceiling.

LOUNGE (4.53M x 4.00M) – Double glazed UPVC Georgian style bow window to the front elevation with a double radiator beneath. Log burning stove, laminate flooring, ample power points and TV point. Smooth plastered and covered ceiling. Opening into;



DINING AREA (3.73M x 3.36) - Laminate flooring, radiator and wall mounted thermostat valve. Ample power points and French doors opening onto a patio area. Smooth plastered and coved ceiling, with a ceiling light on a bar. Door leading into;

KITCHEN (3.61M x 2.72M) - Double glazed UPVC window to the side elevation. Wall and floor mounted units with a roll top work surface over. Stainless steel sink and drainer with a mixer tap. Appliance space for fridge freezer, plumbing for dishwasher/washing machine and a gas cooker point. Tiled to principal areas. Cupboard housing the boiler. Ample power points and a double radiator. Cushioned vinyl flooring. Smooth plastered ceiling with a ceiling light on a bar. Wooden door with glazed panel and side window opening into;

CONSERVATORY (3.10M x 3.67M) - Double glazed UPVC conservatory with floor to ceiling units. Single doors to both side elevations. Tiled flooring.

WC - Double glazed UPVC obscured window to the side elevation. Low level WC. Corner wash hand basin with chrome mixer tap over. Tiled to principal areas. Cupboard for storage. Laminate flooring. Textured ceiling.



First Floor Accommodation

LANDING – Double glazed UPVC obscured window to the side elevation. Doors to principal rooms. Loft hatch. Airing cupboard with shelving housing an insulated hot water tank. Textured and covered ceiling with a ceiling light.

BEDROOM ONE (4.16M x 3.26M) – Front elevation double glazed UPVC Georgian style window offering glimpses of the Hamble River. Mirror fronted wardrobe with hanging rail and shelving. Laminate flooring, radiator and ample power points. Textured and covered ceiling.

BEDROOM TWO (3.14M x 3.24M) – Double glazed UPVC window to the rear elevation. Fitted wardrobe comprising of drawers and cupboards. Laminate flooring. Radiator. Textured and covered ceiling with a ceiling light .



BEDROOM THREE (3.25M reducing to 1.19M x 2.86 reducing to 1.90M) – Double glazed UPVC Georgian style window to the front elevation. Fitted cupboard comprising of shelving. Laminate flooring. Ample power points and radiator. Textured and covered ceiling.

BEDROOM FOUR (2.78M x 2.20M) – UPVC double glazed window to the rear elevation. Laminate flooring. Ample power points. Smooth plastered and covered ceiling.

BATHROOM (1.86M x 1.87M) - Obscured UPVC double glazed window to the side elevation. Low level WC. Pedestal wash hand basin with chrome mixer tap over. Panel enclosed bath with chrome mixer tap and shower attachment. Tiled to principal areas. Textured and covered ceiling.



Outside

FRONT OF PROPERTY - Twin driveway; one leading to the link-detached garage, the other with double gates into the rear garden.

GARAGE (5.53M X 2.51M) – Up and over door to the front and double wooden doors to the rear, opening into the garden. Textured vaulted ceiling with storage in the eaves. Work surface with appliance space beneath and plumbing for washing machine. Gas and solar panel meters.

POLYCARBONATE CARPORT - Storage area to side of property where logs are stored. Outside tap.

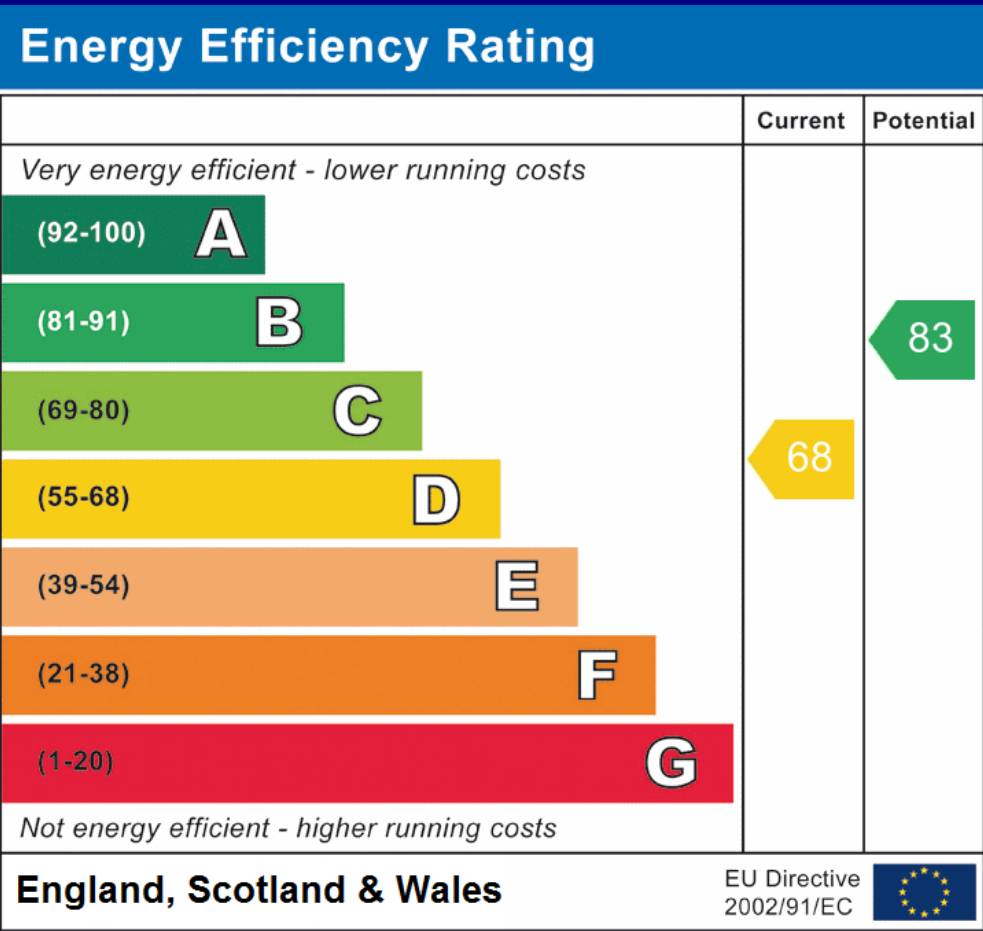
WORKSHOP (3.62M X 3.46M) – Timber construction with a metal roof and concrete base. Hardstanding to the front. Power and lighting. Windows to the side and rear elevations.



REAR GARDEN - Picturesque, secluded, enclosed rear garden bounded by timber fencing. Paved terrace leading onto the lawn. Beautifully tended lawn with a large array of plants and shrubs. Potting shed and mower/bike shed. Access to carport and workshop.







COUNCIL TAX BAND: E
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To arrange a viewing please contact us on 02380 404055.

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



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