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## SCHOOL LANE, HAMBLE, SOUTHAMPTON, SO31 4JD



*View from first floor*



**RARE OPPORTUNITY TO ACQUIRE THIS BEAUTIFUL THREE BEDROOM CHARACTER PROPERTY, WITH A WALLED GARDEN AND OUTBUILDINGS, IN THE HEART OF THE SAILING MECCA OF HAMBLE. THIS LOVELY DWELLING OFFERS A WEALTH OF POTENTIAL FOR THE NEW OWNER TO TRANSFORM THIS ALREADY BEAUTIFUL HOUSE INTO A TRULY IMPRESSIVE FAMILY HOME.**  
**NO FORWARD CHAIN.**

**£875,000 Freehold**

Manns & Manns are thrilled to market this beautiful three bedroom character property in the heart of Hamble. This former schoolhouse has been owned by the current vendor for a number of years and now offers the discerning purchaser a rare opportunity to acquire a substantial home with a wealth of opportunity for transformation into an elegant and impressive residence.

The accommodation currently comprises three spacious reception rooms, ideal for hosting, a kitchen, three bedrooms, with a walk-in wardrobe and en-suite to the sizable master bedroom, a shower room and cloakroom. Outside are gardens front and rear, the rear garden being wall enclosed adding to the grandeur. There is a detached outbuilding/garage and a further garage en-bloc.

The location of this delightful property is a key highlight, just moments walk from Hamble village and waterfront, where quaint cobble streets boast an array of eateries, and local amenities. Despite its proximity to the village amenities, you are treated to a serene and tranquil outlook over the rear garden from the first floor.

This is an opportunity not to be missed! Call us today to arrange a viewing and experience firsthand all this property has to offer.



### 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, Lyminster or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

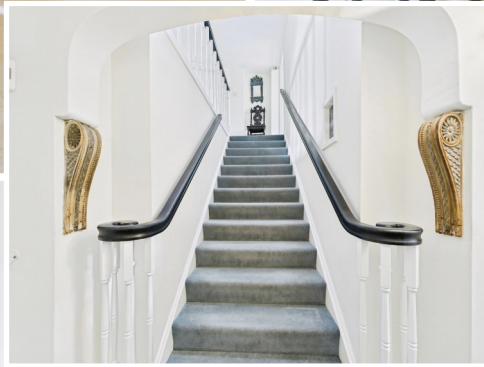
Hamble is accessible by a range of public transport links. It has bus routes running from Southampton City Centre to Hamble and vice versa, a train station with lines to Southampton Central and Portsmouth Harbour with onward links to London, and the Pink Ferry service from Hamble to Warsash. By car,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



## Ground Floor Accommodation

The property welcomes you into the entrance hall offering space to de boot and remove your outdoor wear. There are doors to principal rooms and a staircase rising to the first floor accommodation. There are three steps into the well-proportioned and elegant living room, which is a light and airy space, perfect for relaxing at the end of a busy day. Double doors open directly into the garden. Windows to the side and front elevations allow an abundance of natural light into the room. Positioned at the end of the hallway is a spacious drawing room, another light filled space, ideal for entertaining. Full length windows and a door open directly into the garden. Two steps lead into the kitchen which comprises a range of wall and floor mounted units with a worksurface over. There is appliance space for a freestanding oven, fridge/freezer and a dishwasher or washing machine. The kitchen benefits from windows to the front and side aspects. A door opens into the dining room which may also be accessed via the hallway. Here you will find ample space for your dining furniture. A front aspect window provides views over the property frontage. The ground floor boasts the added convenience of a cloakroom comprising a wash hand basin and WC. A store, which is currently being utilised as a laundry room, is accessed from the rear garden and presents space and plumbing for a washing machine and tumble dryer.





## First Floor Accommodation

Ascending the staircase to the first floor, the landing offers doors to principal rooms, two cupboards providing useful storage and a pretty, stained-glass skylight window allowing natural light into the space. Bedroom one, is a truly impressive room of generous proportions. A true sanctuary for relaxation, this bedroom boasts windows to three aspects, a walk-in wardrobe and an en-suite, comprising a panel enclosed bath, wash hand basin and low-level WC. Bedroom two, another well-proportioned double room, offers windows to the front elevation and a Velux window to the side. There is the added benefit of a built-in wardrobe. Bedroom three offers a Velux window, built-in wardrobe and a loft hatch into the attic space. The shower room comprises a shower cubicle, wash hand basin and WC.



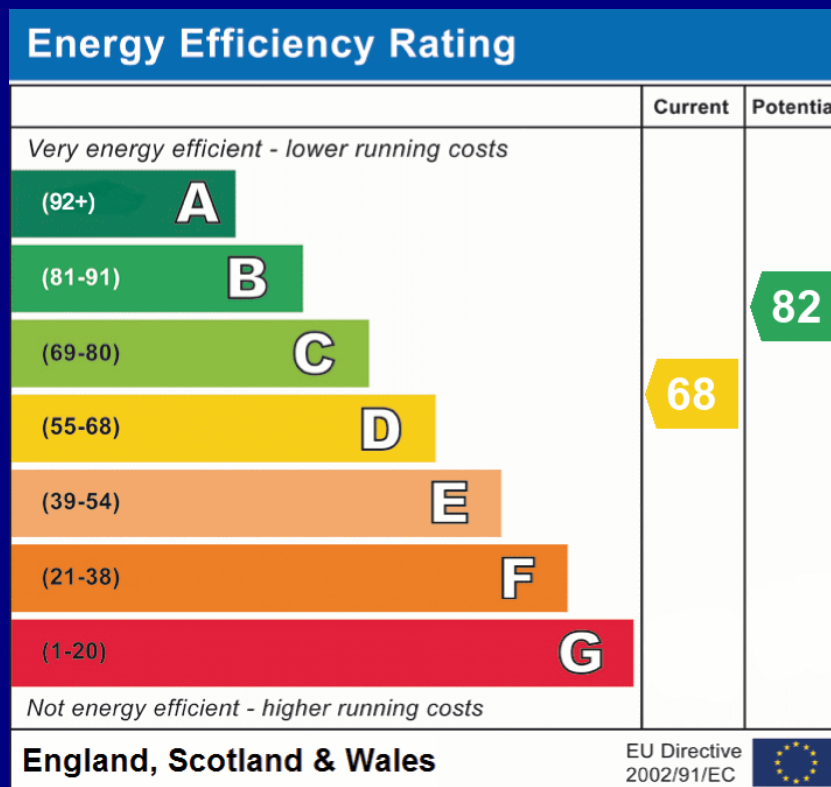
## Outside

The property is approached via a five bar gate, which opens to reveal the driveway leading to the detached garage and workshop and a further garage en-bloc. There is access along the driveway to neighbouring properties, their garages and the church.

The front garden is enclosed by a dwarf brick wall and predominately laid to lawn with a mixture of plants and shrubs. A footpath and steps lead to the entrance door under a canopied porch.

The rear garden is wall enclosed with a wooden pedestrian gate and is largely laid to lawn. There are a number of decorative borders containing an array of established plants, shrubs and trees.





**COUNCIL TAX BAND: G - Eastleigh Borough Council. Charges for 2025/26 £3,837.57.**

**UTILITIES:** Mains gas, electricity, water and drainage.

**NOTE:** There is access along the driveway to neighbouring properties, garages and the church.

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.