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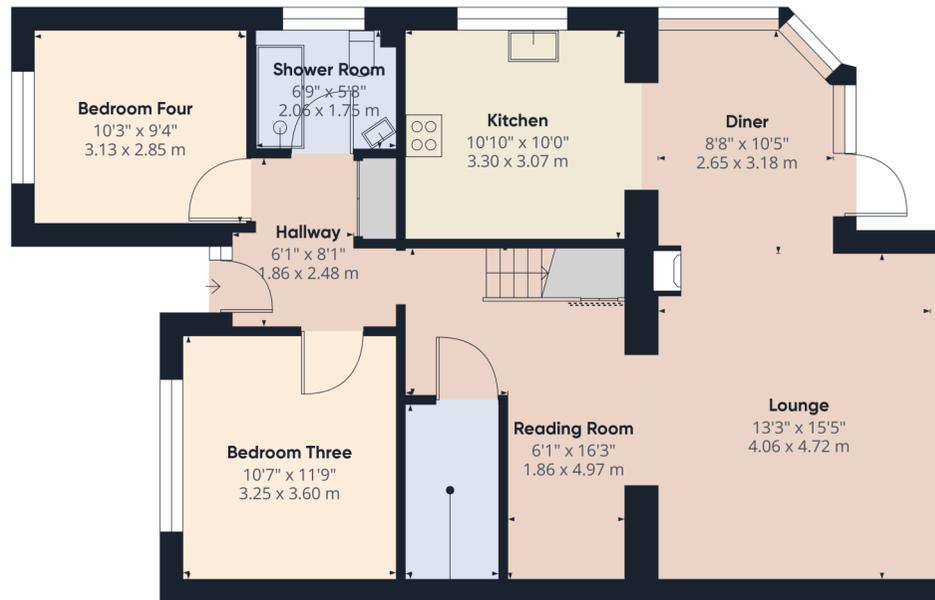


SUPERB FOUR BEDROOM DETACHED SCANDINAVIAN STYLE DWELLING SITUATED IN THE HIGHLY SOUGHT AFTER SAILING MECCA OF HAMBLE. STANDING ON A SIZEABLE PLOT WITH OFF ROAD PARKING AND VIEWS FROM THE BALCONY & REAR GARDEN OF THE NEIGHBOURING EQUESTRIAN FIELD. A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SPACIOUS LIVING ACCOMMODATION.

Guide Price £650,000 to £700,000 Freehold



This beautiful, detached, Scandinavian style chalet bungalow is situated in a sought after residential location, in the picturesque village of Hamble and just a few minutes walking distance to a creek with public slipway, where dinghies, canoes and paddle boards can be launched. It has been sympathetically modernised to include a rear extension, which provides spacious and versatile contemporary living.



Approximate total area¹⁾

1526.22 ft²
141.79 m²

Reduced headroom

11.66 ft²
1.08 m²



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.

Hamble

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; there is also a leisure centre with a gym and swimming pool.

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 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.





You genuinely feel at home from the moment you walk into entrance reception room. The reading room/home office area flows through to the open plan living with glorious views towards the rear garden. The oak veneered flooring complements the Scandinavian style and it has a built in bookshelf area with cupboards beneath, housing the manifold for the underfloor heating to the lounge/diner area.

There are two double bedrooms to the ground floor and a shower room equipped with a good size shower cubicle, WC and wash hand basin.

The utility has space for white goods and a gas fired boiler. The bedrooms are carpeted throughout, have ample power points and front elevation windows.



The cosy lounge /diner has wooden framed, double glazed folding doors overlooking the rear garden, opening onto the terrace, which is ideal for entertaining. There is a feature log burning stove. Engineered oak flooring throughout with underfloor heating and a smooth ceiling with wooden beams and recessed spotlights providing warmth to the room. The dining area has double glazed windows to the rear and side elevations, with fitted blinds and a double glazed half panel door providing access into the rear garden. There are ample power points throughout and a pendant light with recessed spotlights to the dining area. The open archway leads to:

The well equipped kitchen has wall and floor mounted units with drawers and cupboard space. There are roll top work surfaces above and a stainless steel 1½ bowl sink with mixer tap, drinking tap and drainer. Side elevation double glazed window. Bosch induction hob with a stainless steel chimney style extractor hood. Bosch built-in double oven, microwave and dishwasher. Space for an American style fridge freezer. Engineered oak flooring. Recessed spotlighting and a hard-wired smoke alarm.



Rising to the first floor, the galleried landing benefits from a Velux window, allowing an abundance of natural light to flood into the property.

This floor houses two generously proportioned double bedrooms, both with en-suite bathrooms and additional storage within the eaves.

The large, bright and airy, principal bedroom, boasts double doors opening onto a private balcony with a glass surround and offering spectacular views over the rear garden and equestrian field beyond.





Set back from Satchell Lane itself, the property is approached via a shared access, shingle driveway, providing off-road parking for multiple vehicles, with the added benefit of an EV charging point. The front garden is mainly laid to lawn with a variety of established shrubs.

The rear garden is generous in size and overlooks the equestrian field beyond. The flagstone terrace is an ideal spot for outdoor entertaining and al fresco dining. Mainly laid to lawn with an array of mature shrubs and trees, there is a nature pond, vegetable patch and green house. The rear garden also houses a bespoke garden room, which is currently utilised as a home office.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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: D - Eastleigh Borough Council.

UTILITIES: Mains gas, electricity and drainage.

ADDITIONAL INFORMATION: Owned solar panels. FIT system provides approximately £1800 per year.

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

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



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