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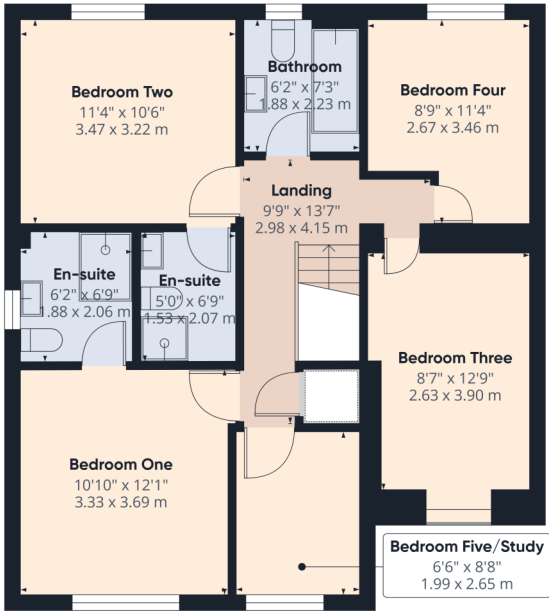
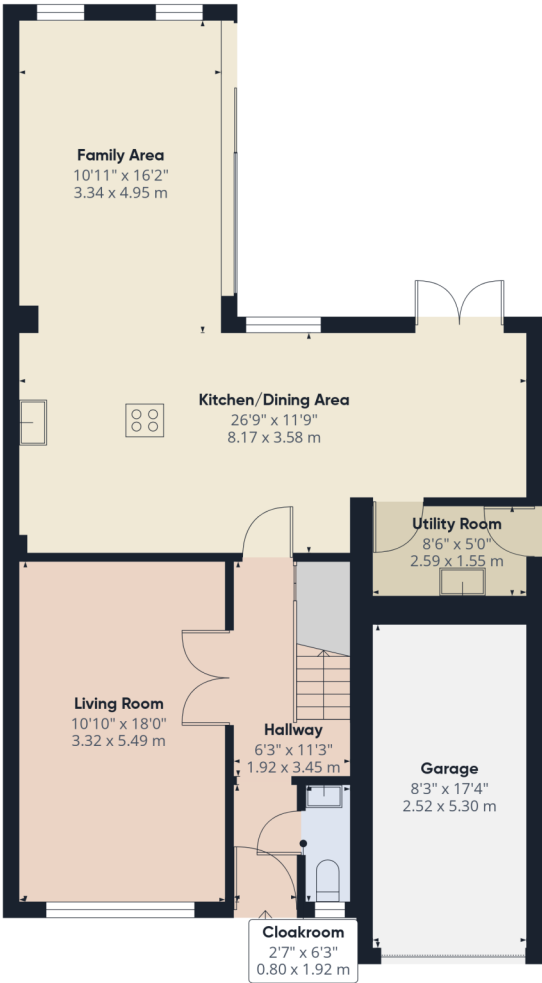
EXTENDED AND SPACIOUS, FIVE BEDROOM DETACHED FAMILY HOME WITH A DRIVEWAY AND GARAGE, SITUATED IN THE POPULAR SAILING MECCA OF HAMBLE. OFFERING VERSATILE LIVING ACCOMMODATION TO COMPLEMENT MODERN LIVING, VIEWING IS A MUST TO AVOID DISAPPOINTMENT.

Guide Price £650,000 to £685,000 Freehold

We are thrilled to market this extended and spacious five bedroom detached house situated in the popular residential location and sailing mecca of Hamble. This property offers, in our opinion, the perfect blend of comfort and convenience whilst maintaining close proximity to the waterfront, local amenities and Hamble’s Marinas. The dwelling was constructed in the 1990’s of brick elevations, under a pitched tiled roof. It has been neutrally decorated and will make a lovely family home designed to complement modern living.

Arranged over two floors, the ground floor accommodation comprises a hallway, living room, open plan kitchen/dining/family room, utility room and a cloakroom. On the first floor are five bedrooms, four of which are doubles and two boast en-suite facilities. The remaining bedrooms share the family bathroom. Outside is a driveway, garage and enclosed rear garden.

Early viewing is recommended to appreciate both the location and accommodation on offer.



Approximate total area⁽¹⁾

1697 ft²

157.7 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The Local Area Of 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 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.

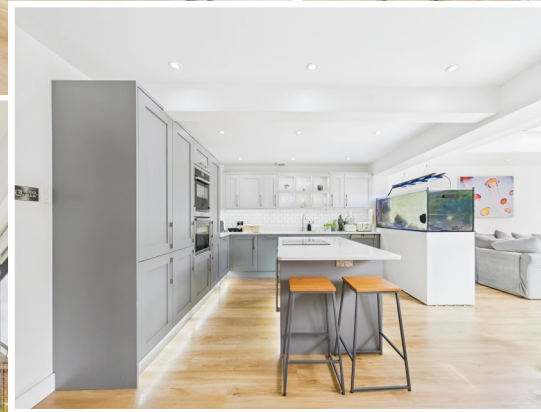
Hamble is accessible by a range of public transport links. It has bus routes running from Southampton City Centre to Hamble and vice versa, a train station with lines to Southampton Central and Portsmouth Harbour with onward links to London, and the Pink Ferry service from Hamble to Warsash. By car,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



Ground Floor Accommodation

Upon entering the property, you are greeted by the hallway offering space to de boot and hang your coats. There are doors to principal rooms and stairs rising to the first floor. Double doors open into the well-proportioned living room, which is a light and airy space, perfect for relaxing, with a large front elevation window. The heart of the home is the fantastic, open plan kitchen/dining/family room, a fabulous space for entertaining. The modern fitted kitchen comprises a comprehensive range of contrasting wall and floor mounted units with a kitchen island. Integrated appliances include an eye level double electric oven, induction hob and a dishwasher. There is space for an American style fridge freezer. French doors in the dining area open onto the patio. The kitchen opens into the family area, a beautiful light filled space with a roof lantern, rear elevation windows and sliding doors which open to reveal the patio, offering a seamless transition from indoor to outdoor living. The utility room is accessed from the dining area and comprises a range of wall and base units with a worksurface and sink over. There is space and plumbing for a washing machine and tumble dryer. A door opens to the side of the house. The ground floor accommodation is completed by the added convenience of a cloakroom, comprising a wash hand basin and WC.







First Floor Accommodation

Ascending to the first floor, the landing offers doors to all rooms, a linen cupboard and a hatch into the loft space, which has been partially boarded and benefits from the pull-down ladder and lighting. Bedroom one is a well-proportioned double room with a front elevation window and benefits from a fitted furniture system, including wardrobes, cupboards and a dressing table. This bedroom boasts an en-suite which is principally tiled and comprises a corner shower cubicle, WC and an inset wash handbasin with vanity storage units. Bedroom two is another well proportioned double room with a rear elevation window and fitted wardrobes. This bedroom also boasts the added convenience of an en-suite comprising a shower cubicle, WC and vanity wash hand basin. Bedroom three, a further double, offers a front elevation window looking over the driveway. Bedroom four, another double room, presents a rear elevation window with views over the rear garden. Bedroom five, a lovely versatile space, is to the front aspect and is currently being used as a study by the current owners. The family bathroom is to the rear aspect and comprises a panel enclosed bath with a rainfall effect shower over, vanity wash hand basin and a WC.

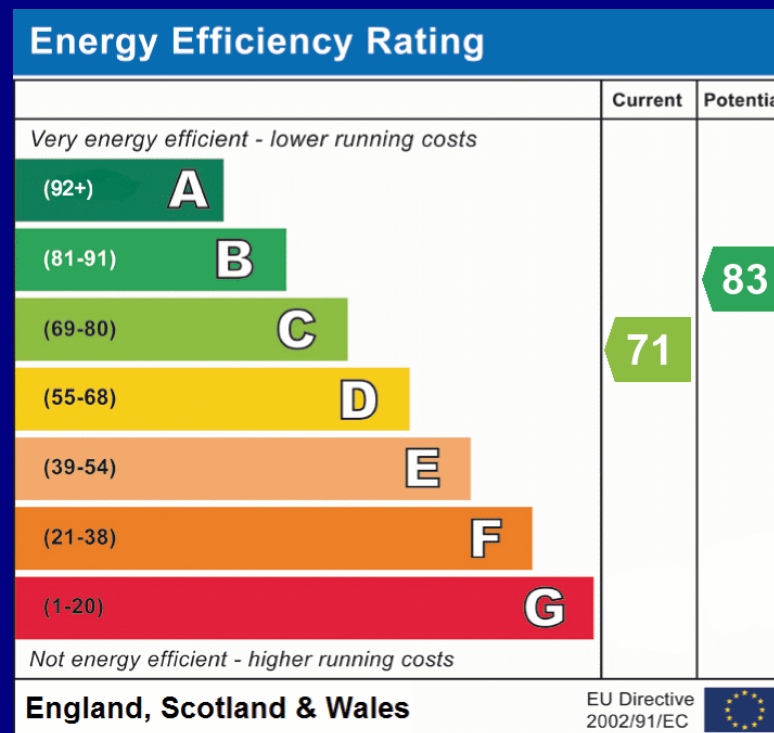


Outside

The property is approached via a tarmac driveway providing off road parking and leading to the garage, with an up and over door, power and lighting. The property frontage offers an area laid to lawn and numerous plants and shrubs.

The rear garden is enclosed by timber fencing and largely laid to lawn with various plants and shrubs. There is a side access pedestrian gate. A paved patio offers a lovely spot for outdoor entertaining and al fresco dining.

This lovely property further benefits from solar panels, batteries and an EV charging point.



COUNCIL TAX BAND: F - Eastleigh Borough Council. Charges for 2025/26 £3,325.90.

UTILITIES: Mains gas, electricity, water and drainage.

SOLAR PANELS: Owned solar panels.

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.