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**SATCHELL LANE
HAMBLE
SOUTHAMPTON
SO31 4HZ**



VERSATILE AND SPACIOUS FOUR BEDROOM END OF TERRACE CHARACTER PROPERTY, WITH WATER VIEWS, SITUATED IN THE RENOWNED SAILING MECCA OF HAMBLE. THIS LOVELY HOME BENEFITS FROM OFF-ROAD PARKING AND A BEAUTIFUL GARDEN WITH GARDEN OFFICE. NO FORWARD CHAIN.

Guide Price £550,000 to £575,000 Freehold

The Property

Manns & Manns are delighted to present for sale this versatile and spacious, four bedroom end of terrace character property, offered with no forward chain. Built in circa 1917, this lovely property is set in an elevated position in the heart of Hamble village and is a just short stroll to the waterfront offering various shops, restaurants and amenities. The dwelling has been significantly extended and refurbished over the years and is now arranged over three floors. The ground floor comprises a hallway, formal lounge, open plan kitchen/dining/family room, utility room and a cloakroom. On the first floor are three bedrooms, with a dressing area to bedroom three, and a family bathroom. The second floor houses the principal bedroom and en-suite. From this floor you are treated to a picturesque view of the River Hamble. Outside, is off-road parking and steps leading to the front garden and entrance door. There is an enclosed rear garden with a garden office.

The popular setting, close to the River Hamble and village, provides an appealing blend of natural beauty and everyday practicality. This is a fabulous opportunity for the discerning purchaser to acquire a spacious character property with a contemporary twist. Call us today to arrange a viewing.

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.

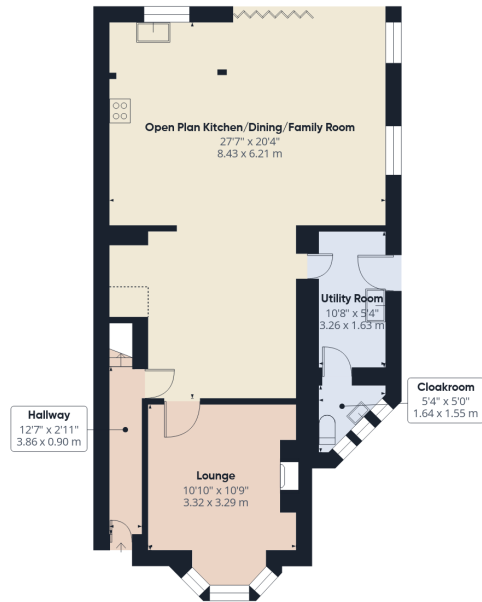
Whilst the village has retained its character, the surrounding area has grown to support three marinas and a host of shops, pubs and restaurants, services and businesses. There are woodland and coastal walks to enjoy. Two country parks are situated nearby; The Royal Victoria Country Park and River Hamble 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.

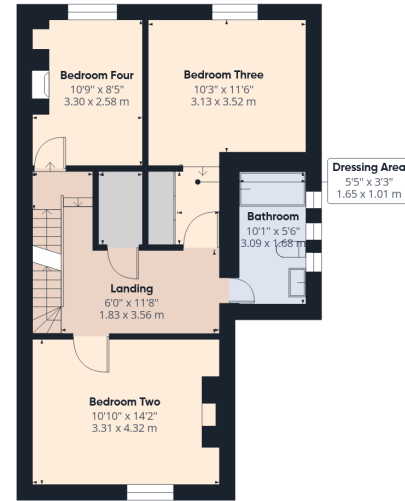
Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

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.





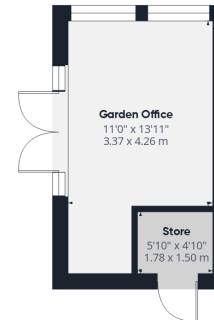
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1798 ft²

167 m²

Reduced headroom

17 ft²

1.6 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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Ground Floor Accommodation

The property welcomes you into the hallway with a door in to the living accommodation and stairs rising to the first floor. Character features include beautiful high ceilings and a picture rail, typical of its era. Exposed floorboards flow into the lounge and family area. The lounge exudes grandeur and is the ideal space to relax at the end of a busy day. This room boasts a beautiful front elevation bay with sash windows offering views over the front garden. An open fire enhances the cosy atmosphere. Cleverly crafted shelving and cabinetry within the chimney breast recesses offers useful storage. The heart of the home has to be the delightful open plan kitchen/dining and family area, a fabulous light filled space, perfect for entertaining. There are windows to the rear and side aspects, bifold doors to the rear and two skylight windows allowing additional natural light into the room. The high specification, Harvey Jones, handcrafted, shaker style kitchen comprises a comprehensive range of units, including a larder cupboard, with a Corian worksurface and breakfast bar. There is an inset sink with engraved drainer, space for a range cooker with an extractor hood above, space for a fridge/freezer and space for a dishwasher. The kitchen and dining areas benefit from tiled flooring with underfloor heating. The utility room houses the gas-fired boiler and comprises wall and base units with a worksurface, sink and drainer over. There is appliance space for a washing machine and tumble dryer and a door leading to the outside space. The ground floor boasts the added convenience of a cloakroom with a wash hand basin and WC.







First Floor Accommodation

Ascending to the first floor, the landing presents doors to principal rooms. Bedroom two, formerly the master, is a spacious double with a front elevation window offering glimpses of the river, and recess within the chimney breast. Bedroom three, a further well-proportioned double room, presents a rear aspect window with views over the garden and a loft hatch. A dressing area offers a series of fitted wardrobes and cupboards. Bedroom four is a beautiful versatile space with a rear aspect window and a feature fireplace. This room could be used for a number of purposes depending upon your requirements. The family bathroom is principally tiled with three high-level windows and a heated towel radiator. The suite comprises a panel enclosed bath with a shower over, wash hand basin and a WC.





Second Floor Accommodation

Rising to the second floor, a small landing leads into bedroom one, a sanctuary for relaxation. There are three high-level windows to the side elevation and two steps to a raised seating and storage area within the eaves. A pretty window seat lies beneath a front elevation window from which you are treated to picturesque views of the River Hamble beyond. This bedroom boasts the added convenience of a modern four-piece ensuite including a triangular shaped feature window. There is a shower cubicle, panel enclosed bath, wash hand basin, WC and a heated towel radiator.



View from bedroom one window.



Outside

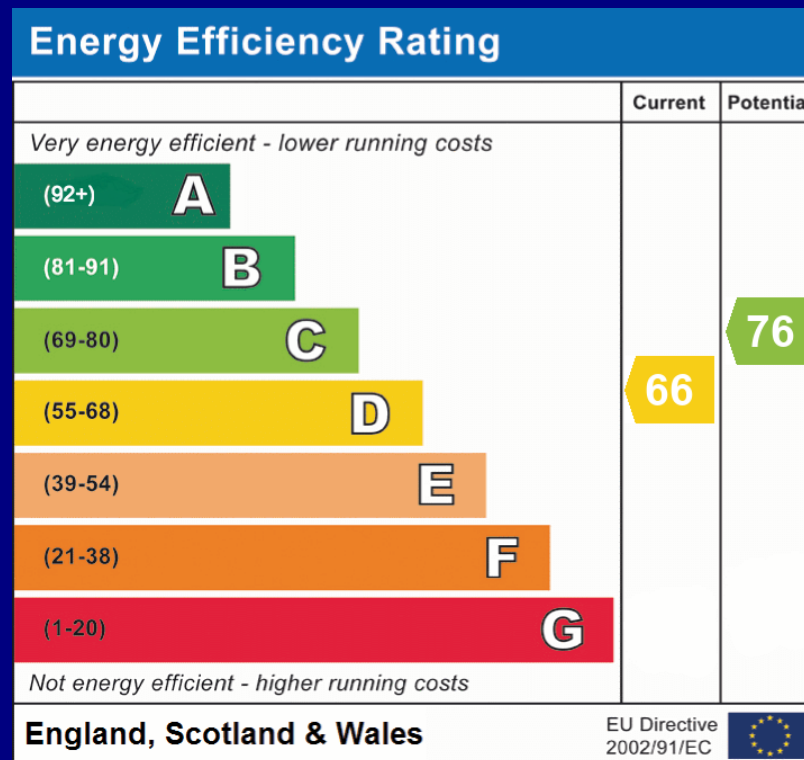
The property occupies an elevated position with an excavated area providing off road parking with an EV charger. Steps lead up to the front garden, which is largely pea shingle with decorative borders containing an array of shrubs and trees.

The enclosed rear garden is largely laid to lawn with an area of raised decking providing a lovely spot for outdoor entertaining and al fresco dining. At the foot of the garden is a timber shed, offering useful storage, and a fantastic garden office. The garden office benefits from power, lighting and internet, and could be used for a number of purposes. There is a store to one side.

N.B. The property has right of access from a road leading off Satchell Lane, where double gates provide access into the rear garden. There is a private footpath to the rear, with right of way to neighbouring properties.







COUNCIL TAX BAND: D Eastleigh Borough Council. Charges for 2025/26 £2,302.54.

UTILITIES: Mains gas, electricity, water and drainage.

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.