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**MERCURY GARDENS
HAMBLE
SOUTHAMPTON
SO31 4NZ**

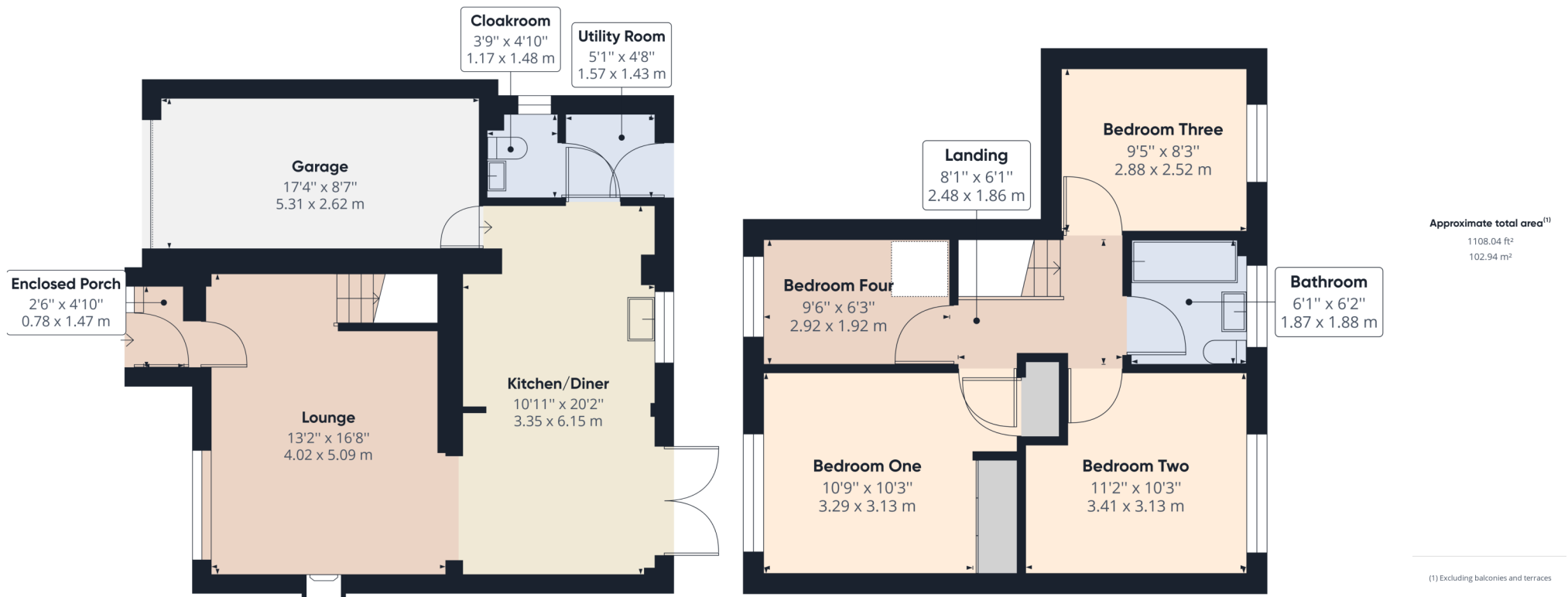


**BEAUTIFULLY PRESENTED FOUR BEDROOM LINK-DETACHED HOUSE SITUATED IN A PRIME RESIDENTIAL LOCATION,
IN CLOSE PROXIMITY TO THE BANKS OF THE RIVER HAMBLE. EARLY VIEWING IS HIGHLY
RECOMMENDED TO APPRECIATE BOTH THE ACCOMMODATION AND ENVIABLE SETTING ON OFFER.**

Guide Price £525,000 to £550,000 Freehold

This beautiful, link detached house is situated in a highly sought after residential location, in the picturesque village of Hamble and is just a few minutes walk to the local creek with public slipway, where dinghies, canoes and paddle boards can be launched. The dwelling's location provides a tranquil escape from the hustle and bustle of everyday life, while still being conveniently close to local amenities. Whether you enjoy walks along the river or socialising with friends and neighbours, this home offers the perfect balance of peaceful living and community spirit. Don't miss out on the opportunity to make this property your new home. Contact us today to arrange a viewing and experience the charm of this delightful residence for yourself.

Briefly, the ground floor accommodation comprises of an enclosed porch, lounge, kitchen/diner, utility room and cloakroom. To the first floor there are four bedrooms and a family bathroom. Externally, there are gardens to the front and rear, a garage and a driveway providing off-road parking for multiple vehicles.



(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 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 Manor Farm 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 Marinas.

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

Upon entering the property there is an enclosed porch with a tiled floor, offering space to de-boot and hang your coats.

A door opens into the neutrally decorated and well-proportioned lounge benefitting from oak flooring, which adorns much of the ground floor. There are stairs rising to the first floor and an opening into the dining area. A Georgian style UPVC double glazed window to the front elevation offers views of the property frontage. The feature fireplace with a marble hearth and gas living flame fire enhances the cosy atmosphere, making this the ideal place for unwinding and relaxing at the end of a busy day.

The beautiful kitchen diner offers views over the rear garden and presents French doors opening onto an area of decking offering a perfect space for gathering and entertaining. The stylish and well-equipped kitchen comprises of a range of matching wall and floor mounted units with a wooden worksurface over. There is the added convenience of an island, which houses a four-ring gas hob, whilst also providing additional storage space. With a built-in double oven, integrated microwave, space and plumbing for a dishwasher and appliance space for a fridge freezer, your culinary requirements are well and truly catered for.

The utility room is located off the kitchen and has a UPVC half panel door providing access to the rear garden. Here you will find a number of matching wall and floor mounted units with a wooden worksurface over and a Worcester boiler. There is space and plumbing for a washing machine and appliance space for a tumble dryer.

The property further benefits from the added convenience of a downstairs cloakroom, which comprises of a low-level WC and wash handbasin with a vanity unit beneath.







First Floor Accommodation

Ascending to the first-floor landing via the carpeted staircase, there are doors to all rooms and a loft access point.

Generously sized bedroom one to the front elevation, is decorated in muted tones creating a calm and relaxing atmosphere. There is a door opening into a linen cupboard and the added benefit of built-in storage, by way of a mirror fronted wardrobe.

Bedrooms two and three are both well-proportioned and have Georgian style UPVC windows offering views over the rear garden. Bedroom four, to the front aspect, is currently utilised as a home office, it is however, a versatile space that would easily accommodate a single bed or make a lovely playroom.

All bedrooms share a contemporary and stylish bathroom, which comprises of a modern claw foot bath with a shower over, a large wash hand basin and a low-level WC. The walls are finished in white and pale blue tiles which complement each other. The bathroom further benefits from a mirror fronted cabinet, shaver point and a heated towel radiator.

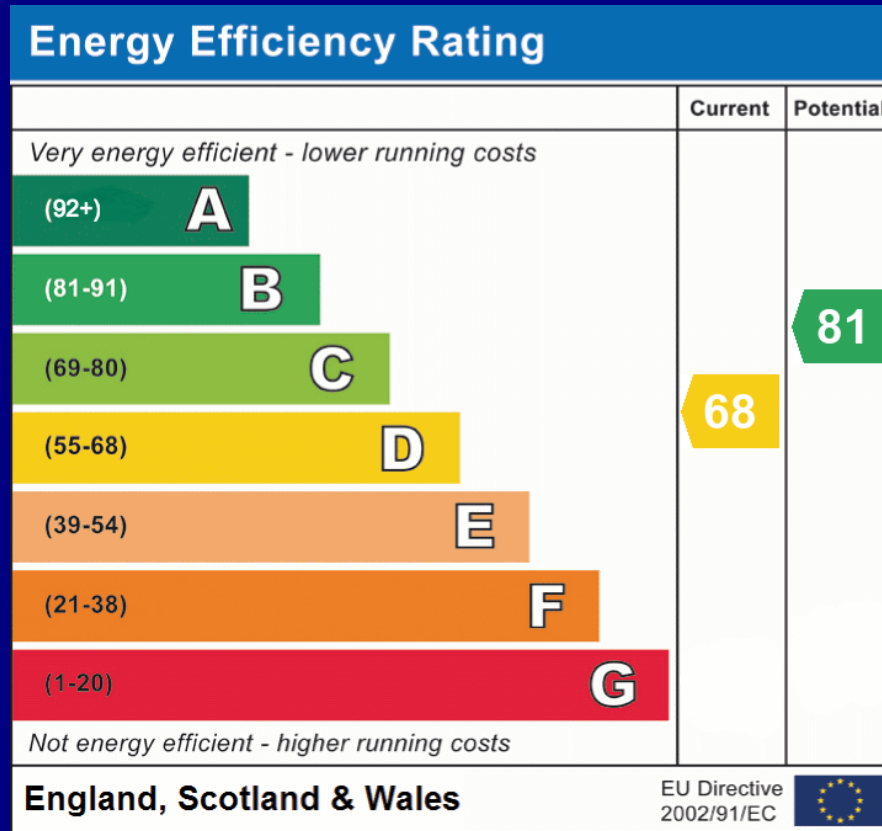


Outside

The property is approached by a driveway providing off road parking for multiple vehicles, this leads to a garage with an up and over door. The garage itself benefits from power and lighting and may also be accessed directly from the kitchen. The front garden is mainly laid to lawn with a pretty palm tree.

The enclosed rear garden is bound by timber fencing and is largely laid to lawn. There is an area of decking adjacent to the property which offers the perfect spot for outdoor entertaining and al fresco dining.





COUNCIL TAX BAND: E Eastleigh Borough Council.
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Tel: 02380 404055 Web: www.mannsandmanns.co.uk



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