



Local Scenery



HAMBLE, SOUTHAMPTON

Rare opportunity to acquire this delightful four/five bedroom home, situated in the heart of one of the most sought-after villages on the South Coast with views of the River Hamble.

Approached by a historic maritime no through cobbled street and being adjacent to the Royal Yacht club and nearby marinas, it is ideal for the discerning purchaser(s) wishing to acquire a desirable waterside/sailing home.

There is low maintenance garden area, double garage, two balconies and off-road parking for two vehicles.

A viewing is highly recommended to appreciate the internal living accommodation and fantastic location. No forward chain.

Offers in Excess of £900,000 Freehold

Local Scenery



Having undergone a recent programme of redecoration and benefitting from newly fitted carpets, this beautiful property boasts an enviable waterside location and offers the discerning purchaser the opportunity to live in a tranquil setting with beautiful views. Hamble's countless restaurants, pubs and amenities are in close proximity and for the sailing enthusiast there is a variety of sailing clubs nearby, including the Royal Southern Yacht Club which is adjacent to the property.

The Cordage is an impressive four-bedroom home arranged across three floors. The layout is thoughtfully designed to maximize the stunning water views. Situated in the heart of Hamble-le-Rice, this property is located along a quaint cobbled street which centuries ago was home to a shipbuilding industry. Some of the ships built include those from the Georgian Royal Navy and in these factories large quantities of rope was produced. This practice is remembered in the street named 'Rope Walk'.

Whilst the dwelling already offers generously proportioned rooms, there may be the opportunity to expand the property with either a mansard roof, in the large loft, or a roof terrace, plus ground floor extensions similar to other properties on Rope Walk (subject to planning permission).

Whether you are looking to enjoy the peaceful surroundings or explore the nearby amenities, The Cordage offers the best of both worlds. Don't miss the chance to make this waterside retreat your new home. Call us today to arrange a viewing.



THE LOCAL AREA

Hamble-Le-Rice is a picturesque Village situated on the South Coast of England, renowned for the local sailing facilities, Marinas, Sailing Clubs, eating and drinking establishments and beautiful Riverside walks.

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 and Hamble Parish Council. 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 Marina, Port Hamble Marina and Mercury Marina.

Hamble Point Marina offers 230 berths and lies at the mouth of the River Hamble, with easy 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.

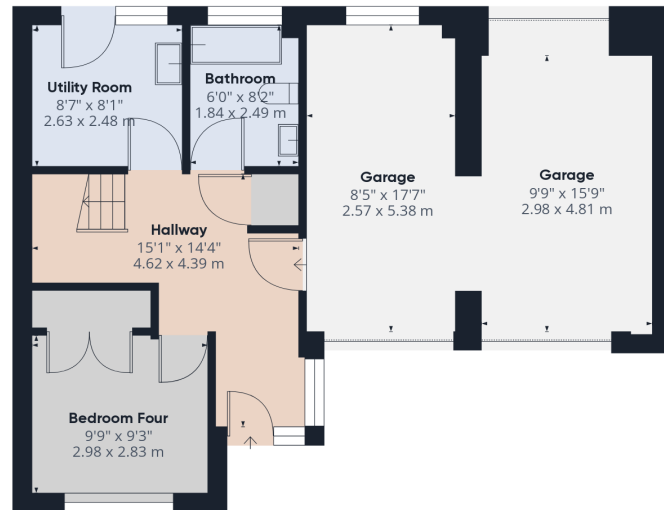
Offering 360 berths the Mercury Marina was originally built by Sir Robin Knox Johnson, Mercury Yacht Harbour is situated in a sheltered wooded site where the shallow waters of Badnam Creek join the River Hamble. The marina offers deep water at all states of tide and among its excellent facilities are a chandlery as well as a bar and restaurant with waterfront views.

Hamble is easily accessible by a range of public transport links. It has bus routes running from the Southampton City Centre to Hamble and vice versa, train station with lines to Southampton Central and Portsmouth Harbour and the Pink Ferry service from Hamble to Warsash.

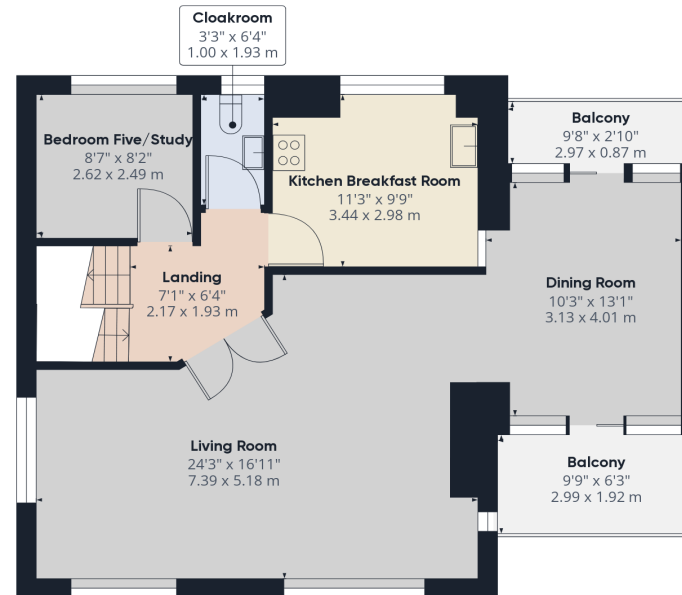
By car, Hamble is approximately 3 miles from M27 J8 and approximately 9 miles from Southampton Parkway where trains connect with London Waterloo. Southampton Parkway is also the location for Southampton Airport which offers direct flights to numerous European countries.



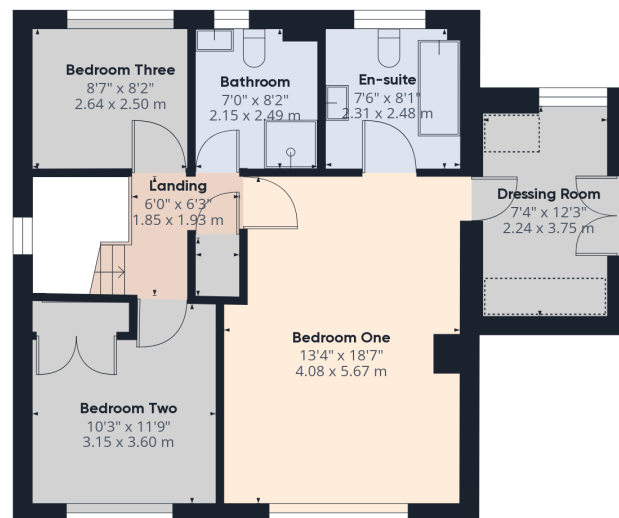




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2163.54 ft²
201 m²

Reduced headroom

22.19 ft²
2.06 m²

(1) 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.

GIRAFFE360

Local Scenery





Ground Floor

Upon entering the property, you are greeted by a light and airy hallway, with doors to principal rooms and stairs rising to the first floor with storage space beneath. A cupboard houses the electrical consumer unit and offers additional storage.

Bedroom four, is a versatile space, which could be utilised and a guest room. A double glazed UPVC window, to the front elevation, provides views towards the River Hamble. A fitted, double wardrobe with hanging rails and shelving presents convenient storage space.

The utility room comprises of wall and floor mounted units with a roll top worksurface over. Offering a stainless-steel sink and drainer, plumbing for washing machine and further appliance space. A double glazed UPVC window and door, to the rear elevation, overlook and open on to the garden.

The bathroom offers an obscured, double glazed UPVC window to the rear elevation and fully tiled walls. Comprising of a panel enclosed bath with a shower attachment over, low-level WC and a pedestal wash hand basin.

First Floor

Ascending to the first floor, the landing offers doors to principal rooms and stairs to the second floor accommodation.

The open plan living/dining room is a well-proportioned room offering panoramic views of the River Hamble and presents the ideal space for gathering and entertaining. The living room boasts two picture windows offering water views and two further windows which allow an abundance of natural light to flood into the room. A fireplace with a marble hearth and wooden mantel houses a gas fire. The dining room also benefits from views of the River Hamble and presents sliding doors to the front and rear aspects, providing access to two balconies which offer idyllic settings for al-fresco dining.

The kitchen breakfast room comprises of a range of matching wall and floor mounted units with a roll top work surface over. There is a 1½ bowl sink and drainer, four ring gas hob with an extractor hood over, an eye level double oven, space and plumbing for a dishwasher and an integrated fridge and freezer. A double glazed UPVC window overlooks the rear garden, and a serving hatch opens into the dining room.

Bedroom five/study, is another versatile space and would make a lovely home office. A rear elevation double glazed UVC window overlooks the garden.

The rooms on the first floor, share a cloakroom consisting of a low-level WC and a wall mounted wash hand basin. There is an obscured, double glazed UPVC window to the rear elevation.



AI generated furnished image of lounge





Second Floor

Rising to the second floor, a galleried landing offers doors to principal rooms, a double glazed UPVC window to the side elevation and a linen cupboard with shelving.

Well-proportioned, bedroom one boasts a double glazed UPVC window to the front elevation offering panoramic views of the River Hamble. Extensive fitted wardrobes offer ample storage. A door leads into the dressing room with a range of fitted wardrobes including shelves and hanging rails. A double glazed UPVC window overlooks the garden. Bedroom one further benefits from the added convenience of a four piece en-suite bathroom, which comprises of a panel enclosed bath with a shower attachment over, a bidet, low-level WC and a pedestal wash hand basin. The walls are fully tiled with a shaver point and there is an obscured double glazed UPVC window to the rear elevation.

Bedroom two offers a double glazed UPVC window to the front elevation, again offering beautiful views of the River Hamble. The room benefits from a fitted double wardrobe. A loft hatch provides access into the loft via a pull-down ladder.

Bedroom three offers a double glazed UPVC window to the rear elevation.

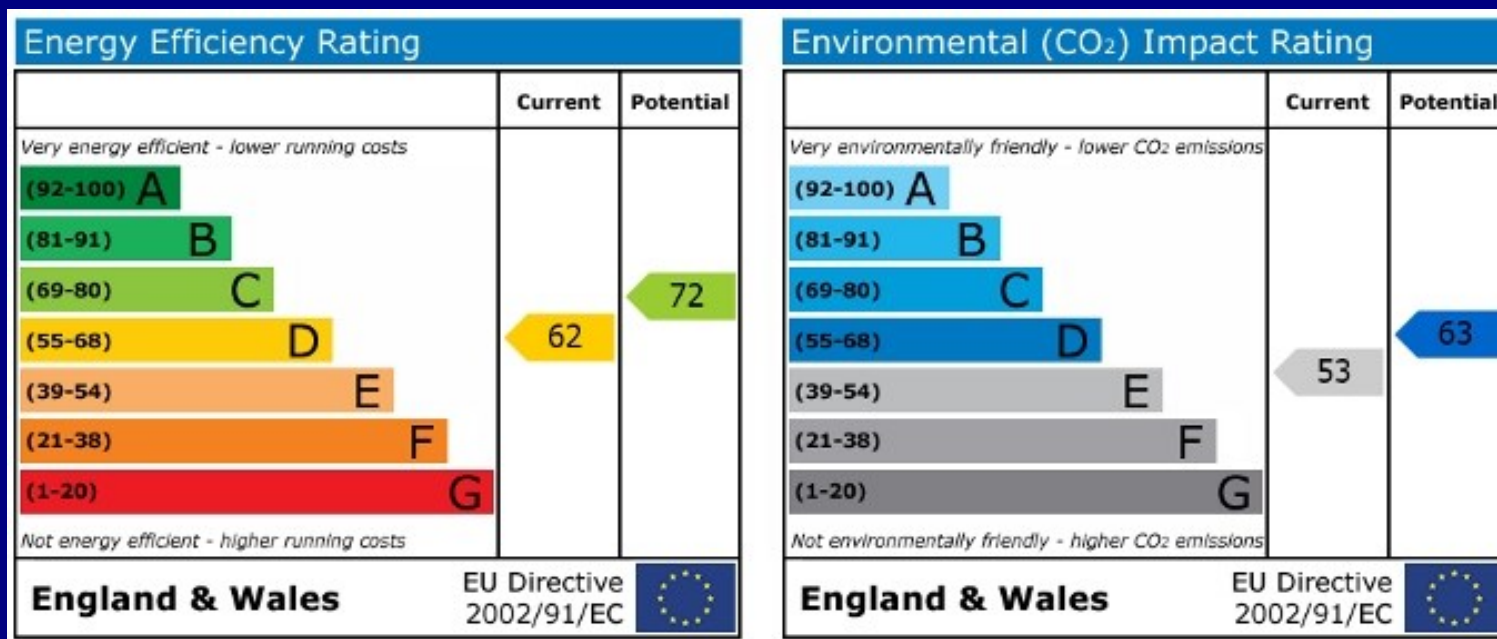
The family shower room has fully tiled walls and an obscured double glazed UPVC window to the rear elevation. Presenting a corner shower cubicle, low-level WC and a pedestal wash hand basin. A fitted cupboard with a worksurface over offers a handy storage solution. The shower room further benefits from a heated towel radiator and a shaver point.

Outside

The garden is enclosed by timber fencing, brick wall and hedgerow. The south-west facing garden comprises of a flagstone terrace, centre artificial lawn and surround borders which contain a mixture of established plants and shrubs. A small circular patio provides a seating area and a lovely spot for al-fresco dining. There is access to the garage via up and over door and a pathway leads around to the front of the property.

The spacious tandem garage has room for two cars and additional equipment space. Benefitting from two electric up and over doors to the front aspect and a single manual up and over door to the rear, providing access to the garden, which is convenient for any discerning purchaser wishing to store a dingy.





COUNCIL TAX BAND : Eastleigh Borough Council Band G
UTILITIES: Mains gas, electric, water and drainage
Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

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



1 & 2 Brooklyn Cottages,
 Portsmouth Road,
 Southampton,
 SO31 8EP



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

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.