



Crosstrees, 78a Satchell Lane,
Hamble, Southampton, SO31 4HL

HAMBLE
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team

Crosstrees, Hamble, £950,000

A superbly presented 3 bedroom, 3 bathroom luxury home. Set back from Satchell Lane in a private secluded position. This upside down home comprises a stylish open plan living, kitchen, dining area with views over the River.

* REFURBISHED 3 YEARS AGO TO A HIGH SPECIFICATION INCLUDING NEW ROOF & NEW BATHROOMS * AIR SOURCE HEAT PUMP * SOUND SYSTEM BUILT INTO LIVING AREA & GARDEN * LUXURY HANDMADE KITCHEN WITH QUARTZ WORK SURFACES * WINCHESTER HARDWOOD FLOORING * DOUBLE GARAGE WITH ELECTRIC DOOR * PARKING FOR 5 CARS / BOAT * IRRIGATION SYSTEMS * CCTV



78a Satchell Lane, Hamble



Approach to the property via a pathway leading to open canopied entrance porch, The Entrance Hall is split to the upstairs and downstairs accommodation. Door to the side garden and annex, oak flooring, door to Cloak Cupboard, hatch to roof space. The Study is twin aspect fitted with a luxury range of office furniture. Upstairs to the open plan living accommodation, a triple aspect room with lovely views over the River, bi-fold doors from the Living Area, opening onto the Balcony, Jetmaster wood burning stove fitted into a brick surround with wooden mantle. The Dining Area has a lovely aspect overlooking the garden and with views of the River, with large opening into the luxury fitted Kitchen. An extensive range of wall and base units comprising a combination of cupboards and drawers, with quartz work surfaces, integrated fridge, integrated dishwasher, space for large Rangemaster style cooker with large hooded extractor fan, central island incorporating a small sink and oak breakfast bar, sink with mixer style tap. The **Pantry** has space for fridge/freezer, matching range of cupboards and drawers and window overlooking the front, fitted shelving and granite work surfaces, built in wine rack, oak flooring.

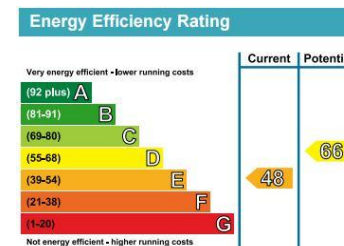
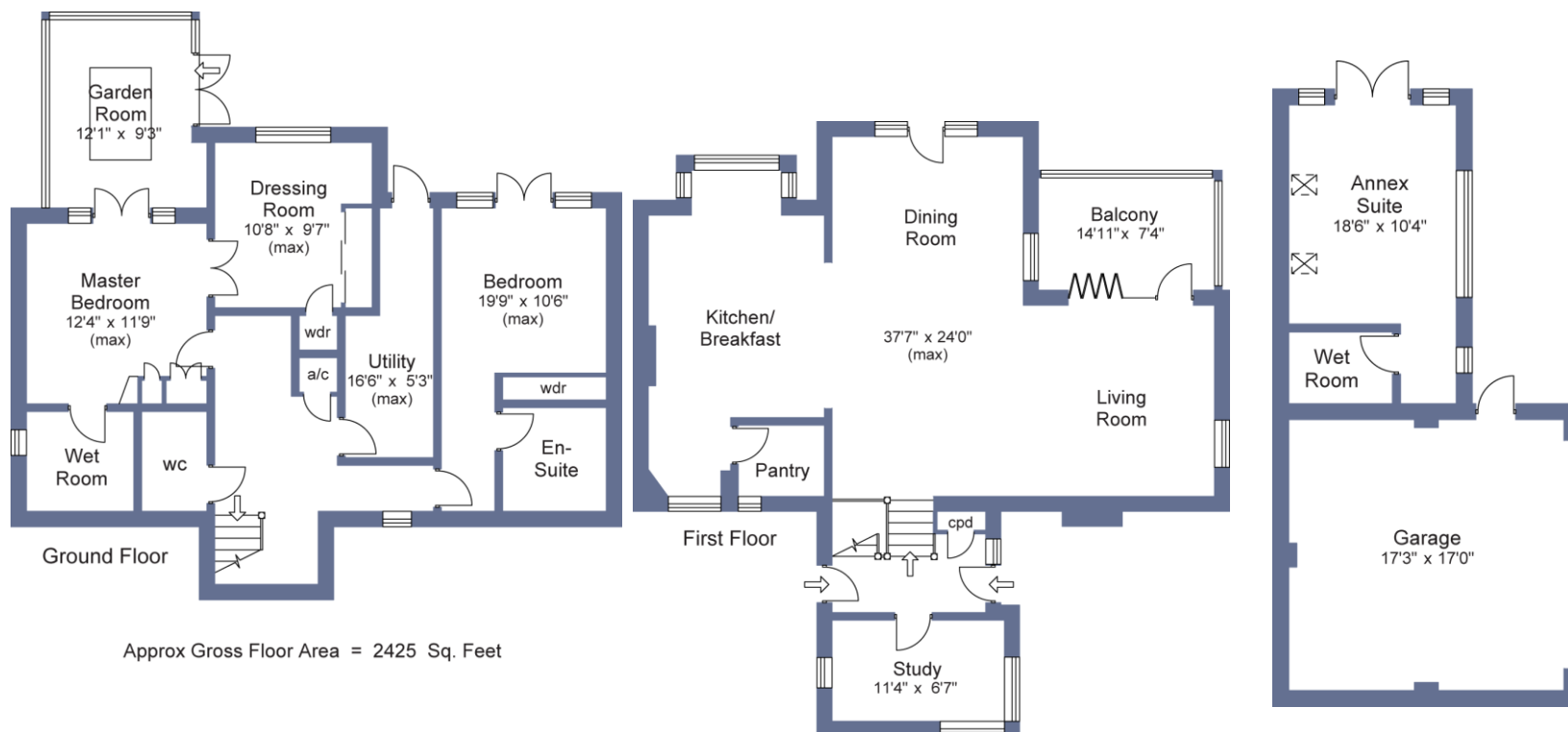
Downstairs Accommodation. **Cloakroom** with WC, built in vanity wash hand basin with fountain style tap and storage cupboard below, tiled flooring, heated towel rail. The Utility Room, built in wall and base unit with quartz work surface, ceramic sink with mixer style tap, space and plumbing for automatic washing machine and tumble dryer stored above, built in tall cupboards and access to the rear garden. The Master Bedroom Suite is a good size with built in wardrobe, patio doors opening to the rear garden and further doors opening to a Dressing Room (could be made into an additional bedroom), window overlooking the rear garden and built in wardrobes. There is a further door from the master suite leading to the Garden Room, twin aspect with French doors leading out to a patio and rear garden and extremely private views. The En Suite Wet Room, opaque glazed window, a modern contemporary suite with vanity wash hand basin with cupboard storage below, wall hung WC, mixer style shower, heated towel rail, fitted mirror with light. Bedroom Two is a twin aspect double room with built in wardrobes and French doors leading out to the patio and rear garden. En Suite Bathroom, a modern white suite with double ended Jacuzzi bath with mixer style taps, vanity wash hand basin with cupboard storage below, wall hung WC, fitted mirror and light, heated towel rail.



The Annex is beautifully appointed with a large double room and French doors leading out to the courtyard garden and full height windows to the front, vaulted ceiling with two skylight windows, oak flooring, opening to a small kitchen area with hatch to roof space and window overlooking the front. Door opening to the Wet Room. A modern white suite with wall hung WC, vanity wash hand basin with cupboard storage below, mixer style shower with fixed large shower head and detachable shower, heated towel rail, circular light well to the ceiling, fitted mirror and light.

Outside the Front Garden has been beautifully landscaped with an array of plants and grasses. To the side of the property is pretty courtyard garden with gates leading to the front, outside tap. The Rear Garden again has been beautifully landscaped with large paved patio adjacent to the house, laid to lawn area and flower and shrub borders, all fully enclosed, outside light and power.

Brick block paved driveway for up to 5 cars. Double garage with courtesy door. Garden shed and large bike store.



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