



ASKING PRICE

£765,000

Freehold

High Street, SO31 4JE

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA : 2535 sq.ft. (235.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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High Street, Hamble, SO31 4JE

5 Bedrooms - 2 Bathrooms

Just minutes from the River Hamble, local restaurants and amenities, an immaculate detached family home with garage, parking and five double bedrooms - could this be your 'forever home'?

FEATURES

- Five double bedrooms, three en-suites plus two further bathrooms
- Extending to over 23', the garage with workshop area is the ideal space for tinkering with the hobby car or motor boat
- Large dual aspect living room with log burner
- Smart fitted kitchen with separate utility room and dining room/study along side
- Driveway parking plus garage so plenty of space for the cars and dinghy here!
- Just five minutes on foot to Hamble village with it's local pubs, restaurants and shops



Eastleigh Borough Council, tax band G, approx £3,446.10 pa.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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The original part of this charming detached property, with its decorative gable ends and picket fence enclosing the front driveway, is thought to date back to as early as 1870 and has been extended since to create a wonderful, modern family home. Noticeably benefiting from a wealth of natural light throughout the property - the living room, particularly so, due to the dual aspect French doors which open to the garden. There's a cast iron wood burning stove central to the room, primed for cold winter evenings. Across the hall, the stylish shaker style kitchen has been fitted with a selection of wall and base units, complimented by a quality granite work surface and a Rangemaster double oven which is perfectly framed by the disused fireplace recess, reflecting the character of the property. Double doors separate the kitchen from the second reception room here, currently utilised as a home office, but could be reconfigured to create a more contemporary kitchen/dining arrangement if preferred. A handy utility room offers that much needed space for the washing machine and ironing pile, as well as additional storage cupboards. The cloakroom completes the accommodation on the ground floor, before taking the stairs up to the wonderful galleried landing. Offering five double bedrooms and five modern shower rooms, three of which are en-suite, there's all the space a growing family could possibly need, and still comfortably accommodate the grandparents at Christmas too! Storage is a common request for many so we're sure the two double door wardrobes and walk in cupboard on the landing will be very much appreciated. Outside, the garden wraps around the side of the property, offering different areas of interest including a raised and covered decking, patio and lawn areas. There's access into the rear of the large garage/workshop from the garden which in turn opens onto the smart block paved driveway, offering parking for the cars and watercraft!



As far as locations go, this property has it all going on! In less than a ten minute stroll from the front door of Hamble House Lodge, you will find the stunning waterside views of the Hamble River, having passed local shops, pubs and restaurants on route, what more could you ask for! With vendors future plans already in motion, there is nothing to hold up the sale of this delightful property which is being offered chain free.

Hall

Plain plastered ceiling, inset spotlights. Wooden door with frosted side screen to front. UPVC double glazed window to side, UPVC double glazed French doors to garden, recessed built in desk area, under stairs cupboard, stairs to first floor landing, tiled flooring with under floor heating.

Cloakroom

Plain plastered ceiling with inset spotlights, low level WC with push button flush, vanity unit with inset wash hand basin and tiled surround, continuation of tiled flooring with under floor heating.

Living Room (21' 9" x 18' 3") or (6.63m x 5.56m)

Plain plastered ceiling with inset spotlights, UPVC double glazed French doors and windows to side and rear, radiator, fireplace with cast iron wood burning stove.

Study/Dining Room (12' 0" x 11' 3") or (3.66m x 3.44m)

Plain plastered ceiling, traditional fireplace (currently not in use), UPVC double glazed window to front, wood flooring.

Kitchen (13' 8" x 12' 0") or (4.17m x 3.66m)

Plain plastered ceiling, inset spotlights. Selection of high gloss wall and base units, granite work surfaces with matching up stands, UPVC double glazed window to front, radiator. Integrated dishwasher, Rangemaster range oven with five ring hob, fume hood over. Undermounted stainless steel sink with mixer tap over, mixture of tiled and wooden flooring.

Utility Room (12' 0" x 7' 1") or (3.66m x 2.17m)

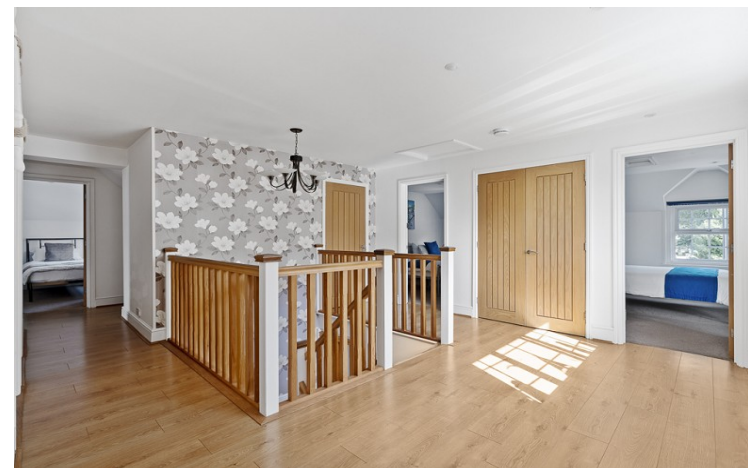
Wooden panelled ceiling, UPVC double glazed windows to front and rear, selection of wall and base units, with roll edge laminate work surfaces, tiled splash back. Stainless steel sink with mixer tap over, radiator. Spaced and plumbing for washing machine and tumble drier. Larder storage cupboard, floor standing Potterton boiler.

First floor landing

Plain plastered ceiling with inset spotlights, UPVC double glazed window to front, two x double door storage cupboards, one housing hot water tank, further built in cupboard with wardrobe hanging space. Laminate flooring.

Bedroom 1 (13' 0" x 12' 8") or (3.96m x 3.86m)

Plain plastered ceiling with inset spotlights, radiator, UPVC double glazed window to side.



Driveway

Block paved driveway plus shingle area enclosed by picket fence to front, door to garage.

Garage (23' 9" x 14' 4" Max) or (7.24m x 4.38m Max)

Electric roll up door to front, power and lighting, personnel door to rear, floor mounted Valliant boiler.

Other N.B. Oil fired central heating system.



En-suite

Plain plastered ceiling with inset spotlights, chrome towel rail. Vanity unit with inset wash hand basin, mixer tap over. Low level WC with push button flush, shower with glass screen, tiled surrounds, tiled flooring.

Bathroom 2

Plain plastered ceiling, inset spotlights, radiator, vanity unit with inset wash hand basin, mixer tap over, low level WC with push button flush, shower with glass enclosure, towel rail, UPVC double glazed window to side, tiled walls and flooring.

Bedroom 2 (13' 11" x 12' 0") or (4.25m x 3.66m)

Plain plastered ceiling with inset spotlights, small loft hatch, radiator, UPVC double glazed windows to front and rear.

En-suite 2

Plain plastered ceiling with inset spotlights, radiator. Vanity unit with inset wash hand basin and mixer tap over. Low level WC with push button flush, tiled splash back, shower with glass screen. UPVC double glazed obscured window to front. Tiled flooring, built in storage cupboard.

Bedroom 3 (13' 6" x 11' 7") or (4.12m x 3.54m)

Plain plastered ceiling, inset spotlights, UPVC double glazed window to rear, radiator.

En-suite 3

Plain plastered ceiling inset spotlights, vanity unit with inset wash hand basin, mixer tap over, low level WC with push button flush, shower with glass enclosure, chrome towel rail, tiled surrounds, tiled flooring.

Bedroom 4 (12' 0" x 10' 0") or (3.66m x 3.05m)

Plain plastered ceiling with small loft hatch, UPVC double glazed window to front, radiator.

Bedroom 5 (11' 4" x 10' 1") or (3.46m x 3.07m)

Plain plastered ceiling with inset spotlights, UPVC double glazed window to front, radiator.

Garden

Enclosed by wall to rear with gate to public footpath, panel fencing to side. Side access to front. Mostly laid to lawn with shrub borders, outside tap, patio areas, raised deck with covered pergola, wooden shed, oil tank, personnel door to garage.



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