



TOTAL FLOOR AREA : 2040 sq.ft. (189.5 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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BRAMBLES

OFFERS IN EXCESS OF

£750,000

Freehold

Mariners Close, Hamble, SO31 4PD

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Mariners Close, Hamble, SO31 4PD

5 Beds - 3 Baths

This impressive five-bedroom home with outdoor swimming pool offers a unique opportunity to reside in close proximity to the tranquil waters of River Hamble. With its convenient location and stunning water views, this property epitomizes comfortable coastal living. Being offered with no onward chain.

FEATURES

- Just a stones throw from the waters edge with easy access to the marinas and yacht clubs
- Five generous bedrooms and four reception rooms
- Four-piece family bathroom plus two en-suites
- Private, sunny back garden with outdoor swimming pool
- Large balcony with un-interrupted views of the River Hamble
- Garage and driveway offering parking for 4-5 cars
- Conveniently located for access to local amenities including shops and eateries



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(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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This magnificent family home is located just a stones throw from the River Hamble with stunning views over its serene waters. Its just a short walk into Port Hamble Marina and Hamble Village, known for its picturesque setting, historic buildings and vibrant sailing community. The charming village hosts a variety of local amenities such as shops, cafes, pubs and more. The local area is served by excellent public transport links connecting Hamble to the nearby villages of Bursledon, Warsash and Locks Heath, and with the M27 within easy reach, a quick commute into Southampton City Centre is achievable within 20 minutes.

On approach to this attractive home, you benefit from a single garage plus a block paved driveway providing off road parking for 4-5 cars. Stepping inside the entrance hall you can immediately appreciate the spacious feel of this property which continues throughout. Downstairs boasts four reception rooms plus a well-equipped kitchen. There's a cosy lounge, formal dining room, home office and finally a bright and versatile conservatory overlooking the sunny back garden with its large patio area and outdoor swimming pool. For added convenience there's a downstairs WC plus a utility room to ensure all of the daily essentials can be cared for whilst keeping the home clutter free. Upstairs features five generous bedrooms, two en-suites and a four-piece family bathroom. The showstopper of this home is the large balcony, accessed via the master bedroom or via a staircase ascending from the back garden. From up here you can appreciate the envious outlook; a tranquil and serene haven with stunning, undisturbed views over the river. Further adding to its appeal, this home is being offered with no forward chain.

Experience the idyllic coastal lifestyle that Hamble has to offer, whether you're a sailing enthusiast, nature lover, or simply seeking a peaceful retreat by the water. Schedule a viewing today and start envisioning your life in this captivating seaside village.



Outside

Block paved driveway offering space for 4-5 cars, with French drainage. Single garage. Wooden gate providing side access. Sheltered porch canopy. UPVC front door with fixed panel glazing to side.

Entrance Hall (16' 2" x 6' 8") or (4.93m x 2.02m)

Fitted cairn mat. Tiled floor. Deep moulded skirting boards. Radiator. Carpeted turning stair case with wooden hand rails rising to first floor. Airing cupboard housing the water tank. Under stairs storage cupboard. Doorways leading to kitchen, living room and WC.

W.C. (6' 11" x 3' 3") or (2.10m x 1.0m)

Wooden panelled door with brushed chrome fittings. Double glazed, opaque window to front. Tiled floor. Radiator. Low level WC with cistern. Hand wash basin with chrome mixer tap.

Kitchen (21' 7" x 19' 3") or (6.57m x 5.86m)

Double glazed window to front. Double glazed French doors open out to back garden. Tiled floor. Skirting boards. Two radiators. Full range of wall and base units. Ample work surfaces. Stainless steel sink with chrome mixer tap. Tiled splash backs. Inset spots. Gas range cooker with five point hob. Extractor hood. Space for fridge freezer. Doorways leading to utility room and living/dining room.

Utility Room (6' 4" x 10' 7") or (1.93m x 3.22m)

Wooden door with multi-pane glass inserts. Double glazed window to front. Tiled floor. Matching wall and base units. Wall unit housing the Worcester boiler. Work surfaces. Stainless steel sink with drainer and chrome mixer taps. space and plumbing for washing machine. Space for tumble dryer. Inset spots. Doorway leading to garage.

Office (12' 6" x 7' 9") or (3.80m x 2.37m)

Wooden panelled door. Double glazed French doors opening out to back garden. Velux skylight to rear. Laminate flooring. Skirting boards. Radiator.

Living Room (19' 4" x 12' 0") or (5.90m x 3.67m)

Double glazed bay window to front. Laminate flooring. Deep moulded skirting boards. Two radiators. Gas fire place with stone mantle and hearth. Archway opening to dining room.

Dining Room (7' 11" x 12' 0") or (2.42m x 3.67m)

Continuation of laminate flooring. Deep moulded skirting boards. Doorway leading to kitchen. Opening leading to conservatory.

Conservatory (7' 3" x 15' 6") or (2.20m x 4.73m)

Dwarf wall conservatory. Glazed roof. Glazing to three sides. UPVC French doors opening out to back garden. Continuation of laminate flooring. Skirting boards. Two radiators.

Garden

Large patio area expanding the full width of the house. Area laid to lawn. Fully fences with hedgerows for added privacy. Spiral staircase rising to balcony on first floor. Outdoor swimming pool. Borders with mature plants. Outdoor storage cupboard. Wooden shed. Wooden gate offering access out to woodlands behind with access to the River Hamble.

Garage (15' 1" x 7' 9") or (4.60m x 2.37m)

Single garage. Up and over door. Power and lighting. Doorways leading to utility room and office. Radiator.



Other

Eastleigh Borough Council Tax Band F £3325.90 2025/26 charges.
Vendors position: No onward chain



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.

Landing (10' 8" x 19' 3") or (3.26m x 5.88m)

Double glazed window above the stairs. Carpet. Skirting boards. Access to loft.

Master Bedroom (13' 1" x 11' 7") or (4.0m x 3.52m)

Double glazed window with shutters to rear. UPVC double glazed sliding door with shutters opens out to balcony. Stunning water views over River Hamble. Carpet. Skirting boards. Radiator. Fitted wardrobes. Doorway to en-suite.

Master En-suite (4' 11" x 6' 3") or (1.50m x 1.90m)

Wooden panelled door. Double glazed, opaque window to side. Tiled floor. Tile walls. Fully tiled shower cubicle with glass sliding doors and chrome shower. Low level WC with concealed cistern. Circular wash basin with chrome mixer tap and vanity unit below. Inset spots. Chrome ladder style heated towel rail.

Balcony (9' 3" x 18' 6") or (2.83m x 5.65m)

Decked flooring. Glass balustrades. Spiral staircase descending to back garden. Outlook over the back garden as well as undisturbed views of the River Hamble.

Bedroom Two (14' 10" x 7' 9") or (4.53m x 2.37m)

Wooden panelled door with brass fittings. Double glazed window with shutters to rear. Carpet Skirting boards. Radiator. Inset spots. Doorway leading to en-suite.

En-Suite Two (3' 10" x 7' 9") or (1.17m x 2.37m)

Wooden panelled door with brass fittings. Double glazed opaque window to front. Tiled floor. Tiled walls. Fully tiled shower cubicle with glass sliding doors and chrome shower. White pedestal wash basin with chrome mixer tap. Chrome ladder style heated towel rail. Inset spots.

Bedroom Three (9' 8" x 12' 0") or (2.95m x 3.67m)

Wooden panelled door with brass fittings. Double glazed window to front. Carpet. Skirting boards.

Bedroom Four (9' 1" x 9' 5") or (2.77m x 2.87m)

Wooden panelled door with Double glazed window with shutters to front. Carpet. Skirting boards. Radiator.

Bedroom Five (6' 11" x 12' 10") or (2.12m x 3.90m)

Wooden panelled door with brass fittings. Double glazed window with shutters to rear. Carpet. Skirting boards. Radiator.

Family Bathroom (7' 11" x 9' 1") or (2.42m x 2.76m)

Wooden panelled door with brass fittings. Double glazed opaque window to front. Tiled flooring. Tiled walls. Inset spots. Fully tiled shower cubicle with glass sliding doors and chrome shower. White bath with centralised chrome mixer tap and chrome shower attachment. Low level WC with concealed cistern. White wash basin with chrome mixer tap and vanity unit below. Ladder style heated towel rail. Fitted storage cupboard.

