



ASKING PRICE

£575,000

Freehold

River Green, Hamble, SO31 4JA

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200

BRAMBLES



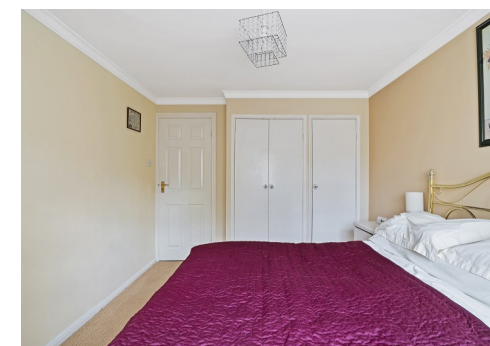
River Green, Hamble, SO31 4JA

3 Beds - 2 Baths

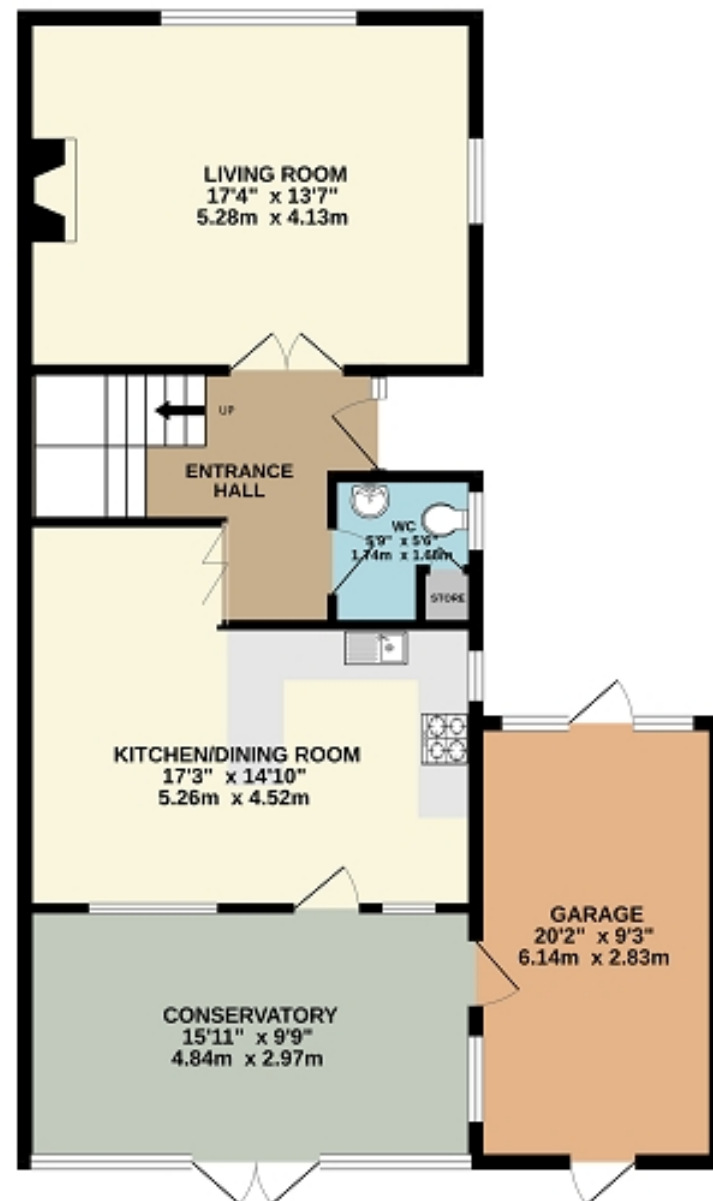
Welcome to this three-bedroom, link detached family home with garage and driveway. Nestled in a small, private development in the heart of Hamble overlooking the green and just a stones throw from the river.

FEATURES

- Detached home in a private development overlooking the green
- Exclusive gated access directly to River Hamble
- Three bedrooms, three reception rooms
- Master bedroom features dressing room and ensuite shower room
- Low-maintenance rear garden
- Garage and driveway providing off-road parking
- Peaceful yet convenient setting close to Hamble Village amenities



GROUND FLOOR
896 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1489 sq.ft. (138.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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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Tucked away in the exclusive River Green development, this detached home enjoys an enviable setting overlooking a landscaped green. This private and peaceful community benefits from gated access leading directly to the quay, offering the perfect balance of seclusion and convenience.

The accommodation is thoughtfully arranged, featuring a bright living room, a spacious kitchen/dining area ideal for family gatherings, and a conservatory that provides a tranquil retreat with a view over the back garden. Upstairs, three well-proportioned bedrooms all boast built-in storage, including a superb master complete with dressing room and ensuite shower room. A contemporary family bathroom serves the additional bedrooms. Outside, the property offers a low-maintenance rear garden, a private garage and driveway parking.

With its prime location in Hamble, renowned for its sailing heritage, charming village atmosphere, and riverside walks, this home represents an exceptional opportunity to enjoy waterside living in a highly desirable development.



Outside

Front garden laid to lawn. Driveway parking for three cars. Single garage. Sheltered porch area.

Entrance Hall (9' 10" x 13' 7") or (2.99m x 4.15m)

Composite front door with glazing. Fitted coir mat. Slate floor tiles. Deep moulded skirting boards. Doorways leading off to all rooms on ground floor. Under stairs storage. Carpeted turning staircase with wooden hand rails rising to first floor. Radiator. Security alarm controls.

Living Room (13' 7" x 17' 4") or (4.13m x 5.28m)

Double glazed window to front and side aspects. Two radiators. Carpet. Deep moulded skirting boards. Gas fireplace with slate hearth.

W.C. (5' 9" x 5' 6") or (1.74m x 1.68m)

Double glazed, opaque window to side. Tiled walls. Slate floor tiles. Low level WC with cistern. White hand wash basin with chrome mixer tap and vanity unit below. Fitted wall and base unit.

Kitchen/Dining Room (14' 10" x 17' 3") or (4.52m x 5.26m)

UPVC double glazed door and window to conservatory. Double glazed window to side aspect. Slate floor tiles. Inset spots. Radiator. Full range of matching wall and base units. Ample work surfaces. Tiled splash backs. Matt black sink and half with chrome mixer tap. Belling range cooker. Extractor hood. Integrated washing machine, dishwasher and under counter fridge. Space for dining table and chairs.

Conservatory (9' 5" x 15' 11") or (2.87m x 4.84m)

Dwarf wall conservatory. Double glazed widows to back garden. Window to garage. Double glazed French doors to back garden. Poly-carbonate roof. Tiled floor. Deep moulded skirting boards. Radiator.

Garden

Decked area. Areas laid to artificial grass. Fully fenced. Raised borders. Doorway to garage.

Garage (20' 2" x 9' 3") or (6.14m x 2.83m)

Wooden garage doors open out to driveway. Doorways leading to conservatory and back garden. Window to conservatory. Work top space with space for three appliances beneath.



Landing (10' 10" x 10' 3") or (3.29m x 3.13m)

Double glazed window above the staircase. Carpet. Skirting boards. Radiator. Access to fully boarded loft. Built in wardrobe. Doorways leading off to all rooms on first floor.

Bedroom One (11' 7" x 9' 11") or (3.54m x 3.03m)

Double glazed window to front. Radiator. Carpet. Skirting boards. Built in wardrobes. Opening leads to dressing room.

Dressing Room (6' 8" x 7' 0") or (2.03m x 2.14m)

Double glazed window to side. Carpet. Skirting boards. Radiator. Doorway to ensuite.

Ensuite (6' 5" x 6' 11") or (1.96m x 2.10m)

Double glazed, opaque window to side aspect. Tiled floor. Tiled walls. Low level WC with cistern. Bidet. Wash basin with chrome mixer tap and vanity unit below. Shower cubicle with glass sliding doors and chrome rainfall effect shower with hand held attachment. Wall hung vanity unit. Chrome ladder style heated towel rail. Inset spots.

Bedroom Two (11' 10" x 9' 10") or (3.61m x 3.0m)

Double glazed window to rear. Carpet. Skirting boards. Radiator. Built in wardrobe.

Bedroom Three (11' 10" x 7' 1") or (3.61m x 2.15m)

Double glazed window to rear. Carpet. Skirting boards. Built in storage. Airing cupboard housing the Vaillant combi boiler.

Bathroom (7' 9" x 6' 11") or (2.37m x 2.10m)

Double glazed, opaque window to side. Tiled floor. Tiled walls. Inset spots. Chrome ladder style heated towel rail. Low level WC with cistern. White panel bath with jets, chrome taps and hand held shower attachment. Shower cubicle with glass sliding doors, chrome rainfall effect shower and hand held attachment. White wash basin with chrome mixer tap and vanity unit below. Wall hung vanity unit.



Other

Eastleigh Borough Council Tax Band E £2814.21

Vendors position: Need to find

River Green management charge £105.00 per month which includes; Buildings insurance, window cleaning, front garden and estate garden maintenance, facias and guttering cleaning, external painting and external repairs to property.



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