



ASKING PRICE

£625,000

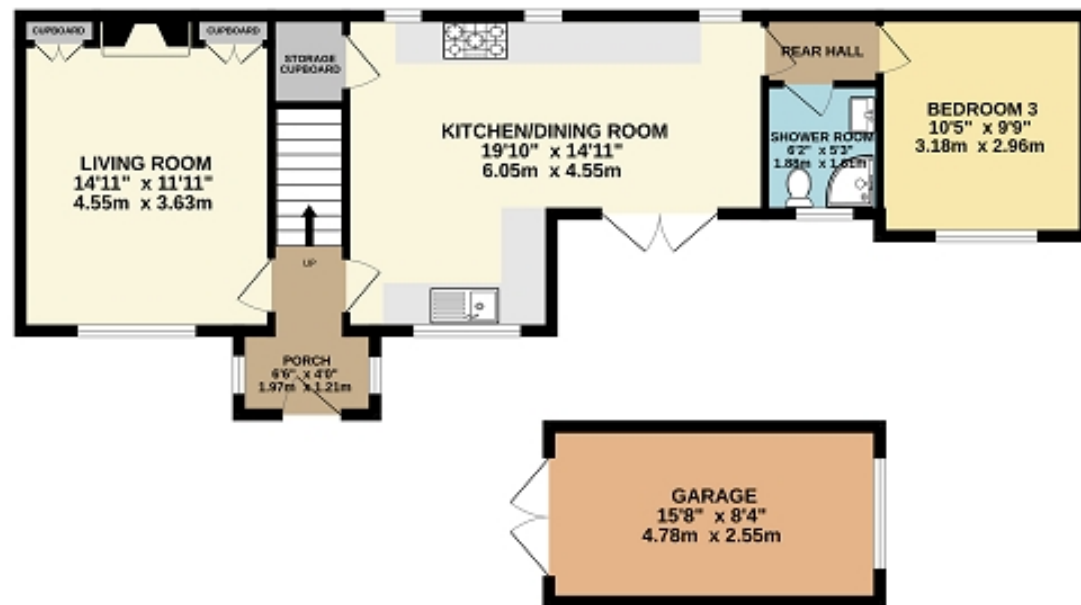
Freehold

Satchell Lane, SO31 4HP

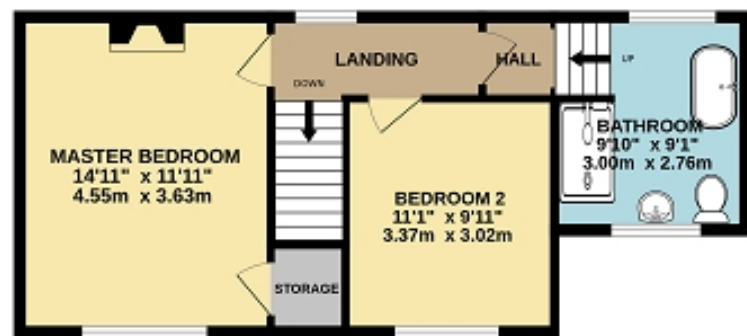
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GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1237 sq.ft. (114.9 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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Eastleigh Borough Council, tax band E, approx £2,527.14 pa.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(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.



Satchell Lane, Hamble, SO31 4HP

3 Bedrooms - 2 Bathrooms

Delightful character cottage within walking distance to Hamble village and local marinas

FEATURES

- Character features throughout
- Three double bedrooms with the option to use bedroom three as a second reception/office
- Sociable kitchen/dining room with bespoke fitted kitchen
- Large garden with a good deal of privacy to the rear
- Stylish family bathroom with freestanding double ended bath and separate double shower
- Vendors already suited



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Dating back to 1860 and originally a traditional two up two down, this well appointed, charming detached cottage has undergone some significant internal updates and improvements in recent times and is now offered for sale with a forward chain already in place.

Stepping inside, the entrance hall, which has been extended to the front, offers a handy space to de-boot and hang up the coats. The Living room and Kitchen/Dining room are situated either side of the hallway with the stairs between, leading up to the first floor accommodation. Tastefully decorated and centred on a log burning stove, the Living room will be a cosy sanctuary to retire to later in the day, as opposed to the Kitchen/ Dining room which will certainly be the hub of this home! Fitted with a selection of bespoke shaker style units which, whilst benefitting from a selection of modern features including an integrated dishwasher, feels totally in keeping with the age and style of the property. A multi-fuel range cooker is nestled into the disused fireplace and the under stairs cupboard offers the housing and plumbing for the washing machine. There's plenty of space for the dining table and chairs, allowing this to be a sociable entertaining space where family and friends can congregate at mealtimes. Completing the ground floor, is the third bedroom - a double, and shower room.

Occupying the first floor are two double bedrooms and a stylish four piece bathroom with freestanding bath and separate double shower. Outside, the generous sized garden is mostly laid to lawn bordered by a selection of mature shrubs. The smart driveway to the front offers parking for several vehicles in front of the detached single garage.



The property is well situated for ease of access to Hamble Village with its selection of cafes, bars and shops as well as local sailing clubs, making this a superb location for water sport enthusiasts. Mercury Creek is also just a short walk away with tidal slipway access to the river. Both Hamble Primary and Secondary schools are less than a mile and a half from the property, which families will appreciate

Hall

Textured ceiling, boxing housing electric meter, stained glass window to side, stairs to first floor landing, solid wood flooring.

Living Room (14' 11" x 11' 11") or (4.55m x 3.63m)

Coving to textured ceiling, radiator, UPVC double glazed bow window to front, fireplace with granite hearth and wood burning stove.

Kitchen Dining Room (19' 10" x 14' 11") or (6.05m x 4.55m)

Wood panelled ceiling to kitchen, plain plastered with feature wooden beams to dining area. UPVC double glazed bow window and French doors to front, single glazed Crittal windows to rear. Wall and base units with wooden butchers block worksurfaces over. Ceramic sink and drainer inset to worksurface with mixer tap over. Range cooker set into dis-used fireplace, space for fridge/freezer, integrated dishwasher, tiled splashback. Under stairs cupboard housing wall mounted boiler and plumbing for washing machine. Radiators, tiled flooring.

Inner Hall

Step down to inner hall, continuation of tiled flooring, loft hatch.

Bedroom three/ Reception two (10' 5" x 9' 9") or (3.18m x 2.96m)

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



Shower Room

Plain plastered ceiling, UPVC double glazed obscured window to front. Low level WC with push button flush, corner shower cubicle with glass enclosure, tiled surrounds. Belfast sink mounted on wooden table, radiator, continuation of tiled flooring.

First Floor Landing

Coving to textured ceiling, UPVC double glazed window to rear, radiator.

Master Bedroom (14' 11" x 11' 11") or (4.55m x 3.63m)

Coving to textured ceiling, UPVC double glazed window to front, radiator, built in wardrobe.



Bedroom Two (11' 1" x 9' 11") or (3.37m x 3.02m)

Coving to texture ceiling, UPVC double glazed window to front, radiator.

Bathroom

Steps down to bathroom. Plain plastered ceiling, UPVC double glazed obscured window to front, UPVC double glazed window to rear, low level WC, pedestal wash hand basin, freestanding double ended bath with telephone style tap and shower attachment, double shower with glass screen and tiled enclosure, radiator, vinyl flooring.

Garage (15' 8" x 8' 4") or (4.78m x 2.55m)

Door to front, Crittal window to rear.

Garden

Mostly laid to lawn and enclosed by panel fencing, wooden shed, mature shrub borders, picket fencing to front.



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