

TOTAL FLOOR AREA : 1273 sq.ft. (118.2 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

ASKING PRICE

£395,000

Freehold

Hamble Lane, SO31 4HU

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Hamble Lane, Hamble, SO31 4HU

3 Beds - 1 Baths

Brambles is pleased to welcome to the market this three-bedroom semi-detached home, ideally situated in the sought-after village of Hamble. Benefitting from its close proximity to Hamble's picturesque village centre, the property offers spacious accommodation throughout, along with the added benefit of a private driveway providing off-road parking.

FEATURES

- Driveway parking
- Large private garden
- Extended spacious family/dining room
- Character features throughout
- Recently renovated
- Enormous master bedroom
- No onward chain









BRAMBLES ESTATE AGENTS
5 Brook Lane, Warsash
Southampton, Hampshire
SO31 9FH

MAYFAIR OFFICE
15 Thayer Street
London
W1U 3JT

BRAMBLES ESTATE AGENTS
Portsmouth Road, Lowford
Bursledon, Hampshire
SO31 8EQ

Email: enquiries@brambles-estateagents.com

brambles-estateagents.com

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This fabulous extended Victorian semi-detached family home, ideally positioned within walking distance of Hambles picturesque village centre, offers a wonderful blend of period character and modern comfort. The property has been refurbished throughout, with extensive improvements including new electrics, plumbing, replastering, flooring, carpets, a new kitchen, a new bathroom and two new cloakrooms.The ground floor offers a welcoming entrance hallway, a generous sitting room and a modern fitted kitchen, complemented by a separate utility room and a convenient cloakroom. To the rear, an extended dining/family room provides an excellent space for both entertaining and everyday family life, with doors opening onto the garden and allowing natural light to flood the room, creating a bright and airy feel.Upstairs, there are three bedrooms, including an impressive master bedroom spanning the full width of the house. A well-appointed family bathroom and separate WC complete the first-floor accommodation. The property also benefits from a useful loft space, featuring plastered walls, lighting, Velux windows and full boarding. Conveniently accessed via a loft ladder from the landing, it provides an excellent additional storage opportunity.Outside, the property benefits from an attractive front garden and a driveway providing off-road parking for one car. To the rear, a particularly generous garden extends to approximately 180 feet, offering plenty of outdoor space and featuring a charming, usable well.Hamble is a sought-after village known for its waterside setting, offering a variety of shops, pubs and restaurants, alongside three marinas and scenic riverside walks. Local schools are within easy reach, as is Royal Victoria Country Park, making this an appealing location for families and those looking to enjoy village life by the water.



Outside

Paved driveway for one car, laid to lawn, entrance porch with tiled flooring.

Hallway

Wooden door with glass inserts, fitted carpet, skirting boards, radiator, stairs rising to the first floor, arched serving hatch overlooking the kitchen, arched opening.

Lounge (13' 4" x 12' 3") or (4.06m x 3.74m)

Fitted carpet, double glazed bay window to the front, radiator, skirting boards.

Kitchen (10' 11" x 10' 6") or (3.32m x 3.19m)

Vinyl flooring, matching base and wall units, worktops, integrated electric oven and grill, extractor fan, space for a fridge freezer, one and a half stainless steel sink with a chrome mixer tap, double glazed window to the side, space for a dishwasher, tiled splashbacks, Worcester combi boiler, radiator.

Utility area (9' 1" x 3' 7") or (2.76m x 1.10m)

Vinyl flooring, complimentary base unit with a work top, space for a washing machine, UPVC door to the side, double glazed window to the back, radiator, skirting boards.

Cloakroom (5' 3" x 4' 0") or (1.59m x 1.21m)

Vinyl flooring, low level WC with a push system, opaque window to the utility room, tiled walls, pedestal hand wash basin with a chrome mixer tap, chrome ladder style heated towel rail.

Family Room (24' 0" x 12' 6") or (7.31m x 3.81m)

Fitted carpet, two radiators, double glazed window to the side, skirting boards, wall alcoves, double glazed french doors to the garden, curved opening, fire place with a bronze-effect hood and stone hearth, inset spot lights.





Landing

Fitted carpet, skirting boards, doors all rooms, loft ladder to access the loft, radiator.

Master Bedroom (15' 7" x 13' 4") or (4.74m x 4.06m)

Fitted carpet, skirting boards, double glazed bay window to the front, second double glazed window to the front, radiator.

Bedroom 2 (10' 11" x 10' 6") or (3.32m x 3.19m)

Fitted carpet, skirting boards, radiator, double glazed window to the back.

Bedroom 3 (9' 11" x 6' 2") or (3.01m x 1.89m)

Fitted carpet, skirting boards, double glazed window to the back, radiator.

Bathroom (6' 7" x 5' 4") or (2.01m x 1.62m)

Vinyl flooring, hand wash basin built into a vanity unit with a chrome mixer tap, tiled walls, panelled bath with a glass shower screen, a chrome mixer tap and a handheld shower attachment, opaque double glazed window to the side, chrome ladder style heated towel rail, extractor fan.

W.C (5' 3" x 3' 3") or (1.59m x 1.00m)

Vinyl flooring, low level WC with a push system, pedestal hand wash basin with a chrome mixer tap, tiled walls, opaque double glazed window to the side.

Loft area (11' 1" x 9' 1") or (3.39m x 2.76m)

Plastered, lighting, velux windows, fully boarded.

Garden

Concrete slabs patio, laid to lawn, shed, side access.

Other

Eastleigh Borough Council Tax Band D Charges £2,165.22 for 2026/26
No onward chain









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