

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNS
& MANNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055



**GREEN LANE
HAMBLE
SOUTHAMPTON
SO31 4JB**



CHARMING 18TH CENTURY, GRADE II LISTED COTTAGE SITUATED ON THE BANKS OF THE RIVER HAMBLE, OFFERING ENVIABLE WATERSIDE VIEWS FROM THE DELIGHTFUL TERRACE. NESTLED IN A SOUGHT-AFTER LOCATION, ADJACENT TO THE VILLAGE GREEN AND CLOSE TO HAMBLE COMMON, MARINAS AND THE ROYAL SOUTHERN YACHT CLUB. NO FORWARD CHAIN.

£650,000 Freehold

This charming 18th century, grade II listed cottage has been sympathetically modernised by the current owner to offer modern, open plan living and yet retains numerous original features. Located in the heart of Hamble, this wonderful dwelling offers an opportunity for the discerning purchaser seeking a characterful home that is within close proximity to local marinas and sailing clubs.

The property is arranged over two floors and boasts a large open plan kitchen/living area and stairs to the downstairs accommodation, which comprises of a utility/lobby area, three bedrooms; with an en-suite to bedroom one, and a bathroom.

Don't miss out on the opportunity to experience the property and lifestyle on offer. Call us today to arrange a viewing.



The Local Area

Hamble is a picturesque village situated on the South Coast of England, ideal for anyone wanting to discover some of Hampshire's best coastline and countryside. With superb riverside views and walks, Hamble village and its quaint cobbled streets offer an alternative shopping and dining experience. Steeped in history, the village played a role in the World War Two D-Day landings.

Whilst the village has retained its character, the surrounding area has grown to support three marinas and a host of shops, pubs and restaurants, services and businesses. There are woodland and coastal walks to enjoy. Two country parks are situated nearby; The Royal Victoria Country Park and Manor Farm Country Park.

The community benefits from local junior and senior schools, children's clubs, Hamble Parish Council, Hamble River Singers and a library to name a but few. The sporting opportunities include sailing clubs such as the Hamble River Sailing Club, Royal Southern Yacht Club, Warsash Sailing Club etc. Within Hamble, there are three marinas; Hamble Point Marina, Port Hamble Marina and Mercury Marina.

Hamble Point Marina offers 230 berths and lies at the mouth of the River Hamble, with access to the world famous waters of the Solent, a magnet for competitive sailors from around the globe, it's a favourite with racing and cruising yachtsman alike.

Port Hamble Marina offers 310 berths is situated on the River Hamble in the heart of the South Coast's sailing scene. The marina has a proud heritage of refitting and maintaining racing yachts, a tradition that continues today with many different yacht services based at the marina.

Offering 360 berths the Mercury Marina was originally built by Sir Robin Knox Johnson. Mercury Yacht Harbour is situated in a sheltered wooded site where the shallow waters of Badnam Creek join the River Hamble. The marina offers deep water at all states of tide and among its excellent facilities are a chandlery as well as a bar and restaurant with waterfront views.

Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

Hamble is accessible by a range of public transport links. It has bus routes running from Southampton City Centre to Hamble and vice versa, a train station with lines to Southampton Central and Portsmouth Harbour with onward links to London, and the Pink Ferry service from Hamble to Warsash. By car, Hamble is approximately 3 miles from the M27 J8.



Kitchen/Living Area (6.19M x 5.97M): Beautiful, light and airy space, perfect for entertaining. Smooth plastered ceiling, two oak beams, recessed spotlighting and downlighters. Two pitched skylight windows allowing natural light to flood into the room. Georgian style, double glazed, wooden windows to all aspects. Beautiful parquet flooring.

Kitchen: Island with a granite worksurface over and a range of matching cupboards and drawers beneath with an integrated fridge, freezer, and dishwasher. Recess in the chimney breast with exposed brickwork, a wooden mantle and extractor hood over, housing a six ring Aga cooker. Oak worksurface with storage beneath, incorporating a stainless-steel sink and drainer with a mixer tap over. Ample power points.

Living Area: Working fire within the chimney breast. Three radiators and ample power points. French doors opening onto the terrace. Spiral staircase leading to the downstairs accommodation.



View of the River Hamble





Downstairs Accommodation:

Utility/Lobby Area: Comprising of a range of cupboards with an oak worksurface and drainer over, housing a Belfast sink with a mixer tap. Integrated washing machine. Doors to principal rooms. Cupboard space. Tumbled marble tiled floor. Smooth plastered ceiling with recessed spotlighting and an exposed beam.



Bedroom One (4.87M x 4.45M maximum measurements): Georgian style, double glazed wooden window with fitted plantation shutters and a vaulted skylight window above. Area of exposed original stonework. Oak flooring. Radiator and ample power points. Built-in storage cupboard. Smooth plastered ceiling with recessed spotlighting and an exposed beam. Door to:

En-suite: Comprising of a corner shower with a glass surround, wash hand basin on a vanity unit, corner WC and a bidet. Porcelanosa tiles to principal areas and a tiled floor. Chrome heated towel radiator. Circular porthole skylight. Smooth plastered ceiling with recessed spotlighting and an extractor fan.



Bedroom Two (4.46M x 2.99M): Georgian style, double glazed, wooden window with fitted plantation shutters to the front elevation. Exposed brickwork to one wall, housing an inglenook fireplace with a wooden lintel and log burning stove on a herringbone patterned brick hearth. Fitted cupboard housing the Worcester combination boiler and electrical consumer unit. Oak flooring. Ample power points and a radiator. Smooth plastered ceiling with recessed spotlighting and an exposed beam.



Bedroom Three (3.79M x 2.58M maximum measurements): Georgian style, double glazed, wooden window with fitted plantation shutters to the front elevation. Feature cast iron fireplace. Oak flooring. Radiator, ample power points and a TV point. Smooth plastered ceiling with an exposed beam.

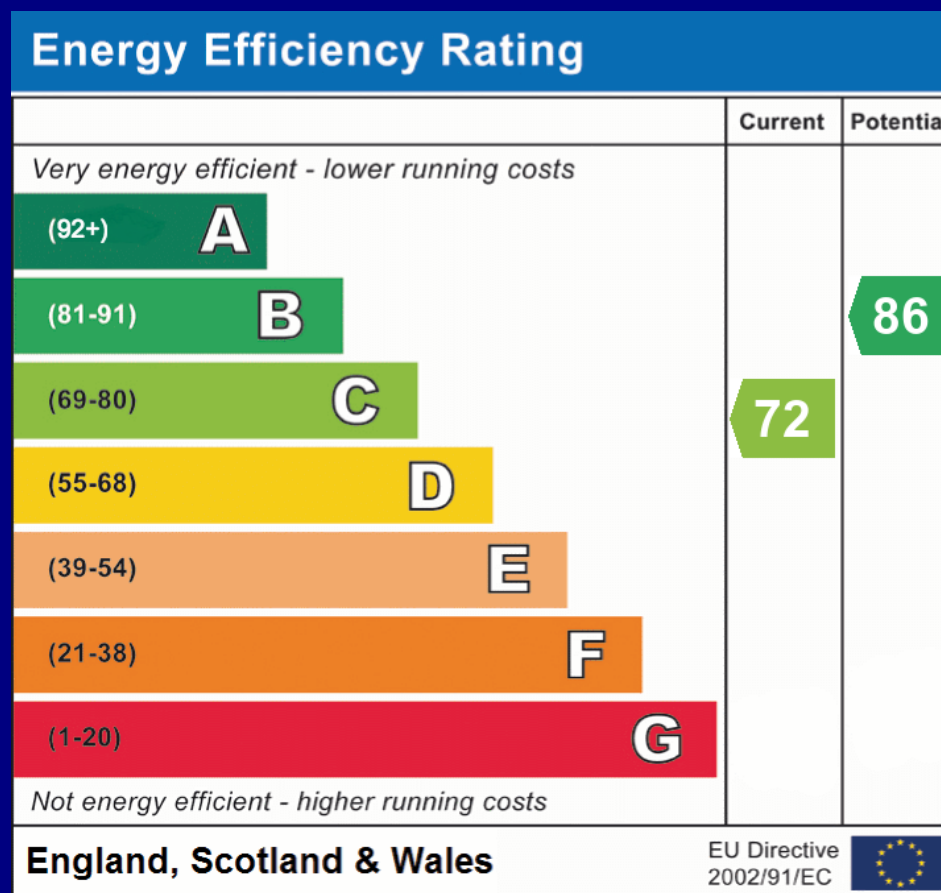
Bathroom: Panel enclosed bath with a shower over. Glass shower screen and mirrored wall. WC. Wall mounted wash hand basin with mirror fronted cupboard storage beneath. Tiled to principal areas and a tiled floor. Half panelled wooden wall. Heated towel radiator. Circular porthole skylight. Smooth plastered ceiling with recessed spotlighting and an extractor fan.

Outside:

The property is approached via a herringbone pattern, block paved driveway, providing off-road parking. A decked pathway leads to the terrace from which you are treated to picturesque views of the River Hamble. The terrace is perfect for both entertaining and al-fresco dining alike. The front of the property has a flower bed with an array of established plants and shrubs. Externally, there is a storage area and exterior lighting.







COUNCIL TAX BAND: D - Eastleigh Borough Council. Charges for 2025/26 £2302.54.

Utilities: Mains gas, electricity, water and drainage.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk



**1 & 2 Brooklyn Cottages
Portsmouth Road
Southampton
SO31 8EP**



Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.