

SWANWICK SHORE ROAD,
LOWER SWANWICK, HAMPSHIRE SO31 7EF



SAILORS' PARADISE! RARE OPPORTUNITY TO ACQUIRE THIS SUPERB WATERSIDE DETACHED DWELLING, SITUATED IN ARGUABLY ONE OF THE MOST SOUGHT-AFTER LOCATIONS ON THE SOUTH COAST WITH PANORAMIC VIEWS OF THE RIVER HAMBLE, A MERE STONE'S THROW FROM FABULOUS MARINAS, BEAUTIFUL WALKS AND PUBLIC SLIPWAY.

Offers Over £1,500,000 Freehold



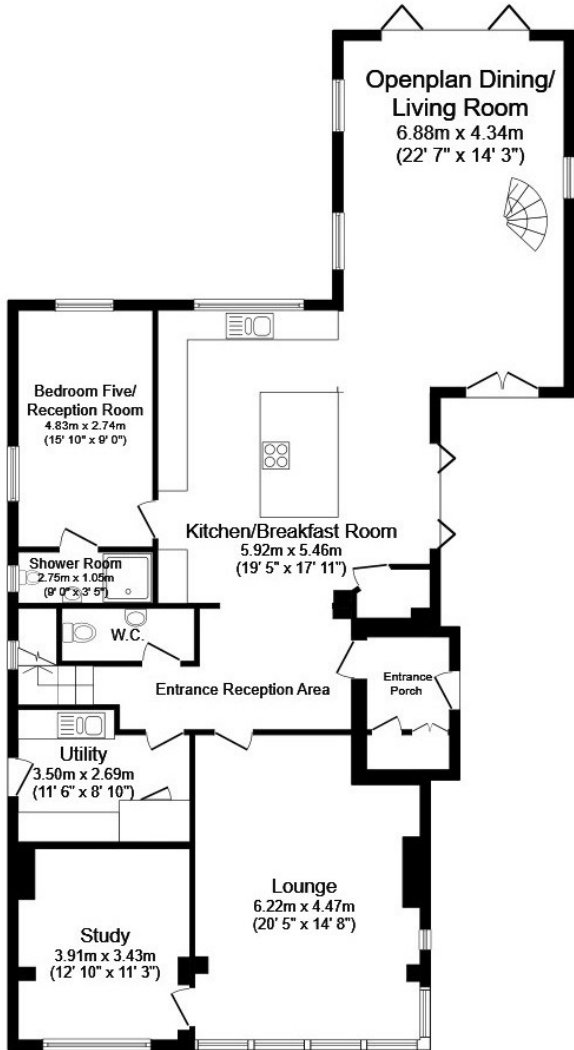
This rare waterside detached dwelling was originally built in 1884 and has since been significantly extended and tastefully modernised by the current owners. It offers panoramic views of the River Hamble from numerous rooms and is within close proximity of two popular marinas. The public hard is only a short stroll away, which is ideal particularly for those with an interest in water based activities. The front garden with its river view is ideal for Alfresco dining. The delightful enclosed rear garden has a store, log cabin and separate area for growing home produce.

Local Area

This wonderful home is located within a beautiful conservation area on the River Hamble in Hampshire, renowned for its outstanding natural beauty. The house is perfectly situated for the discerning purchaser that has a particular interest in yachts and motorboats alike. Swanwick marina is within walking distance that offers a range of marine services. Local yacht clubs include the Royal Southern Yacht Club in Hamble and Warsash sailing club. 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, Lyminster or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery. At the nearby Swanwick Marina, you'll find a number of eating and drinking establishments to try, but if you'd like to stretch your legs a little more you can take a stroll out to the nearby riverside public footpath, which leads to the coastal pathway offering miles of scenic river and coastal walks.



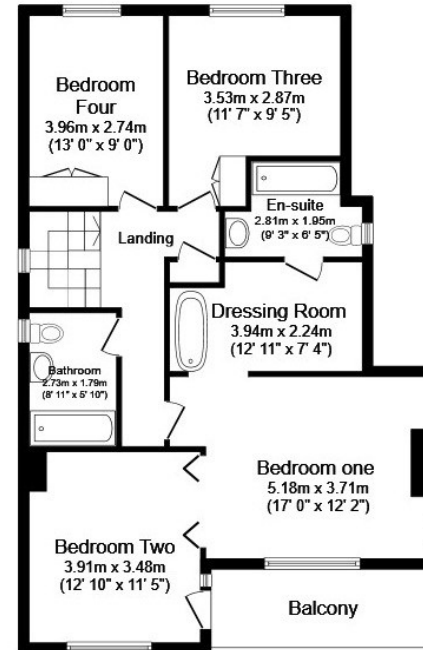
Nearby facilities & transport links If you like to food shop there are nearby supermarkets in Bursledon and Locks Heath. Just over two miles away is Whiteley shopping centre with an eclectic mix of restaurants and high street shops. Further afield, Southampton centre offers a wealth of shops, as well as restaurants, cinemas, and nightlife. There are A/M27 links to neighbouring cities, which include Portsmouth, Southampton, Winchester, and Chichester. Bursledon train station is within walking distance, which has direct links to Southampton and Portsmouth. Local schools include Sarisbury Green Infants & Primary, Bursledon Primary and Westfield Park independent, coeducational, day and boarding school for boys and girls aged 3 years to 13 years.



Ground Floor
Floor area 153.9 sq.m. (1,656 sq.ft.)



Mezzanine And First Floor
Floor area 100.8 sq.m. (1,085 sq.ft.)



Outbuilding
Floor area 12.8 sq.m. (138 sq.ft.)

Total floor area: 254.6 sq.m. (2,741 sq.ft.)

Total floor area excluding outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

The Ground floor

The Entrance A charming storm canopy leads into a welcoming entrance porch, thoughtfully designed with a tiled floor and a built-in cupboard providing practical storage for coats and shoes. From here, a door opens into the main entrance hall, where the space immediately impresses with its open-plan connection to the kitchen/breakfast room, creating a wonderfully sociable and light-filled environment. A striking oak beam adds character overhead, while an oak-framed glazed partition subtly defines the space and offers delightful views towards the River Hamble. The hall also provides access to the first floor via a staircase and benefits from underfloor heating beneath a ceramic tiled floor, ensuring comfort throughout.

Conveniently positioned off the hallway, ***the cloakroom*** is fitted with a low-level WC and wash hand basin, continuing the quality finish with a ceramic tiled floor and underfloor heating. The adjoining ***utility room*** is both practical and well-appointed, featuring a side access UPVC door, extractor fan, and recessed spot lighting. A range of matching base units and drawers are complemented by worktops to either side, incorporating an inset stainless steel sink. The room also houses a wall-mounted gas-fired boiler and a cupboard containing the pressurised hot water tank, with underfloor heating beneath the tiled floor adding to the sense of considered design.

Completing the ground floor accommodation is a versatile ***fifth bedroom***, enjoying a pleasant dual aspect with UPVC double glazed windows to the side and rear. The room is finished with luxury vinyl click flooring and benefits from underfloor heating, creating a comfortable and adaptable space ideal for guests or multi-generational living. A door leads through to a stylish en-suite, comprising a low-level WC, wash basin with vanity storage below, and a fully tiled shower cubicle with both handheld and overhead rain shower. An obscure glazed window provides natural light while maintaining privacy, and the space is further enhanced by a ceramic tiled floor, underfloor heating, and extractor fan.

The kitchen/breakfast room forms the natural heart of the home; an exceptional space, thoughtfully designed with both entertaining and everyday living in mind. Beautiful oak-framed bi-folding doors open onto the front garden, drawing in an abundance of natural light and creating a seamless connection between inside and out.

A substantial central island provides both a striking focal point and a highly practical workspace, complete with pan drawers, a four-ring electric hob with integrated downdraft extractor, and a quartz work surface, subtly illuminated by three pendant lights above. Complementing this, oak worktops extend along two walls, incorporating an inset sink with drainer, mixer tap with extendable hose. A window to the rear elevation enjoys a pleasant outlook over the garden, while a comprehensive range of base units and drawers offer excellent storage.

Further features include a wine cooler and two electric fan-assisted ovens with self-cleaning function, together with a well-appointed larder and dedicated space for a fridge freezer with shelving above. Recessed lighting enhances the clean, contemporary finish, while underfloor heating beneath a ceramic tiled floor ensures comfort throughout. Open plan to the adjoining dining and living areas, the room offers a wonderfully sociable layout, perfectly suited to modern family life and refined entertaining alike.





The ***open plan dining and living area*** is a truly impressive and beautifully proportioned space, defined by a striking vaulted ceiling that enhances both light and volume. The dining area is particularly well positioned to enjoy attractive views over the River Hamble, with oak-framed French doors opening directly onto an external patio, providing an idyllic setting for al fresco dining and entertaining.

To the rear, oak-framed bi-folding doors open onto the principal garden, while additional glazing, including a distinctive oak-framed porthole window and further side elevation windows, draws in an abundance of natural light and complements the architectural character of the room. A ceramic tiled floor extends throughout, complete with underfloor heating, ensuring both style and comfort.

A particularly notable feature is the ***elegant mezzanine level***, enclosed by contemporary glass balustrading and accessed via a sculptural spiral staircase, adding a sense of drama and versatility to the space. Above, a high-level oak display area provides an attractive architectural detail, ideal for showcasing artwork or decorative pieces, while wall-mounted lighting enhances the ambience into the evening. Open, light-filled and highly versatile, this exceptional space is perfectly suited to both relaxed family living and sophisticated entertaining.







The ***principal reception room*** is an exceptional space, beautifully arranged to take full advantage of its enviable setting, with a bespoke oak-framed picture window perfectly framing panoramic ***views across the River Hamble***. A log burning stove, set within a characterful brick surround and complemented by an oak mantle, creates a natural focal point, adding both warmth and atmosphere to the room.

Engineered oak flooring runs throughout, enhancing the sense of quality and continuity, while a side elevation window provides additional natural light and a pleasant outlook towards the front garden. The room is further complemented by contemporary anthracite grey radiators and offers direct access through to the adjoining study.

The ***study*** itself is a generous and well-proportioned space, ideally suited to home working, with a front elevation window also enjoying views towards the River Hamble. Thoughtfully appointed with two pendant light fittings, ample power points and finished with carpeting underfoot, the room provides a comfortable and practical working environment.



The first floor

A beautifully crafted turning staircase, complemented by a contemporary glass balustrade and oak handrail, rises to the first-floor landing, where natural light is drawn in through a side elevation window. The landing also provides access to a linen cupboard with fitted shelving and a loft hatch with ladder, offering additional storage.

The principal bedroom suite is a particularly impressive space, enjoying far-reaching views across the River Hamble from both front and side elevation windows. The room flows seamlessly into an elegant dressing area, thoughtfully designed to create a sense of luxury and retreat, featuring a freestanding raised bath with shower attachment. From here, a door leads into the well-appointed en-suite shower room.



The en-suite is finished to a high standard, comprising a generous double shower with glazed screen, handheld and overhead rainfall shower fittings, alongside an oak vanity unit with quartz worktop, inset wash basin and storage below. A wall-mounted mirrored cabinet and a side elevation window complete the space.

Bedroom two is beautifully positioned to the front of the property, enjoying views towards the River Hamble and benefitting from direct access onto a private balcony, enclosed by a sleek glass balustrade—an ideal spot to take in the surroundings.

Bedrooms three and four overlook the rear gardens and are both well-proportioned, each featuring built-in wardrobes with integral shelving and ample power points.

The family bathroom is stylishly appointed with a L-shaped bath incorporating both handheld and overhead rainfall shower fittings, complemented by a vanity unit with wash basin, low-level WC, heated towel rail and a wall-mounted mirrored cabinet. An obscure glazed window to the side elevation allows for natural light while maintaining privacy.





The outside

The property is set within beautifully maintained grounds, with the front garden offering a particularly attractive approach. A paved terrace provides an ideal seating area from which to enjoy elevated, far reaching views across the River Hamble, complemented by thoughtfully placed external lighting. The garden is framed by established planting, including well-stocked flower beds, a mature yew hedge and an ornamental cherry blossom tree.

To the rear, the garden is predominantly laid to lawn and designed with both relaxation and entertaining in mind. A paved patio, complete with a canopy and external lighting, offers a sheltered space for seating. The garden is enclosed by a combination of brick walling and timber fencing, with established borders, shrubs and trees. Two gates lead through to an additional garden area, also mainly laid to lawn, an area to grow home produce, again enclosed by a blend of brick and timber boundaries.

To the side of the property, adjoining the attractive timber-clad elevation, a shared shingle track leads to the private driveway which provides off-road parking for several vehicles. External security lighting is installed, and double gates give access to a dedicated boat storage area, an ideal feature given the property's proximity to the river.

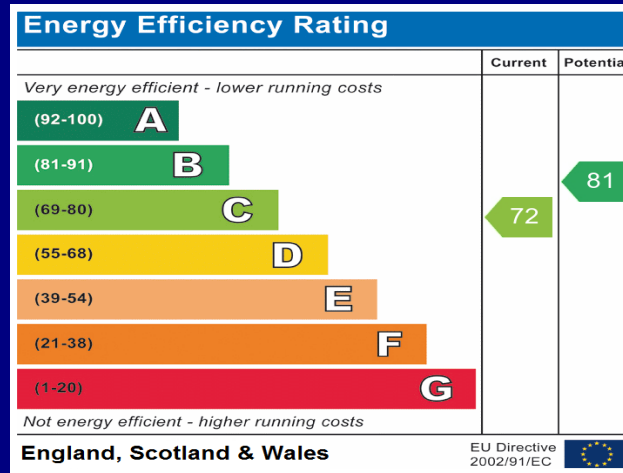
Additional Information

This impressive home benefits from a modern gas-fired central heating system, with underfloor heating to part of the ground floor. There are anthracite grey radiators to the lounge, study and first floor bedrooms. It has double glazing throughout, ample power points and mains-connected smoke detectors, all contributing to a comfortable and well-appointed living environment

Disclosure under Section 21 of the Estate Agency Act 1979: Manns & Manns herewith disclose that this property is partly owned by a director of Manns & Manns.







COUNCIL TAX BAND: G (i) - Fareham Borough Council
Amount: £3,784 2026/27
Viewings strictly by appointment with Manns and Manns only.



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