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£1,995,000 Freehold

Rope Walk
Hamble
Southampton
SO31 4HB

Exquisite 19th century detached dwelling meticulously refurbished with panoramic river views situated in the prime location of Hamble Village. This magnificent home is the pinnacle of luxury and twins architectural elegance with contemporary finesse.

The Property

Ye Olde Coffee House is an exquisite period property set in the heart of Hamble village and it occupies a highly sought-after waterside location. Originally built in 1876, the property has undergone various programmes of extension and refurbishment throughout its history, not least the remodelling performed by the current owner. This former coffee house is a commanding fusion of Victorian grandeur and cutting-edge contemporary design culminating in a seamless fusion of character and innovation.

Thoughtfully reimagined for modern luxury living, the property offers lift access to most floors, expansive light-filled interiors, and uninterrupted river views from the main living area, master suite and roof terrace that frame the home in a constantly changing natural backdrop. Arranged over four floors, this fabulous dwelling boasts versatile living accommodation and entertaining space without compromise. Your journey begins on the ground floor, which boasts a fantastic family/dining room opening out to the covered outdoor entertaining area, and kitchen/pantry, an office/gym, utility room and garage. Ascend to the first floor to discover the masterful open plan kitchen/dining/living area with balconies front and rear, and a wonderful guest bedroom with en-suite. The third floor boasts a fabulous master suite, with a luxury en-suite and dressing area, and a further double bedroom with en-suite. The top floor boasts a wonderful observatory and roof terrace with a covered outdoor kitchen.

A waterside “super home,” this spectacular property delivers scale, sophistication and statement design where rustic charm and contemporary mastery exist in perfect harmony. By appointment only, viewing is highly recommended to appreciate the accommodation, lifestyle and location on offer.

Hamble

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.

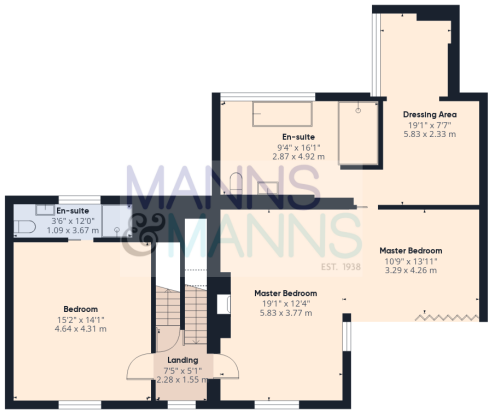
Whilst the village has retained its character, the surrounding area has grown to support three marinas and a host of shops, pubs and restaurants, services and businesses. There are woodland and coastal walks to enjoy. Two country parks are situated nearby; The Royal Victoria Country Park and River Hamble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

Ground Floor

Floor 1



Floor 2

Floor 3

Approximate total area(1)

4601 ft²

427.5 m²

Balconies and terraces

119 ft²

11 m²

Reduced headroom

29 ft²

2.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

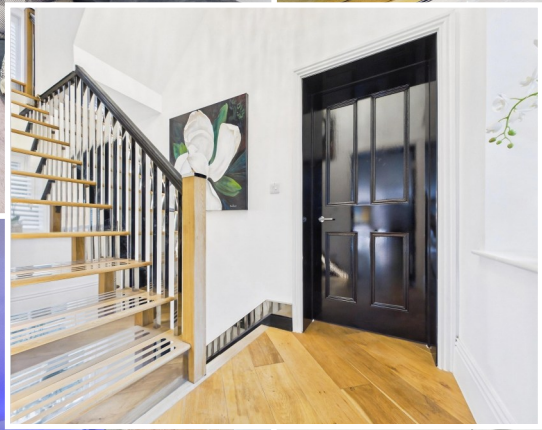
GIRAFFE360

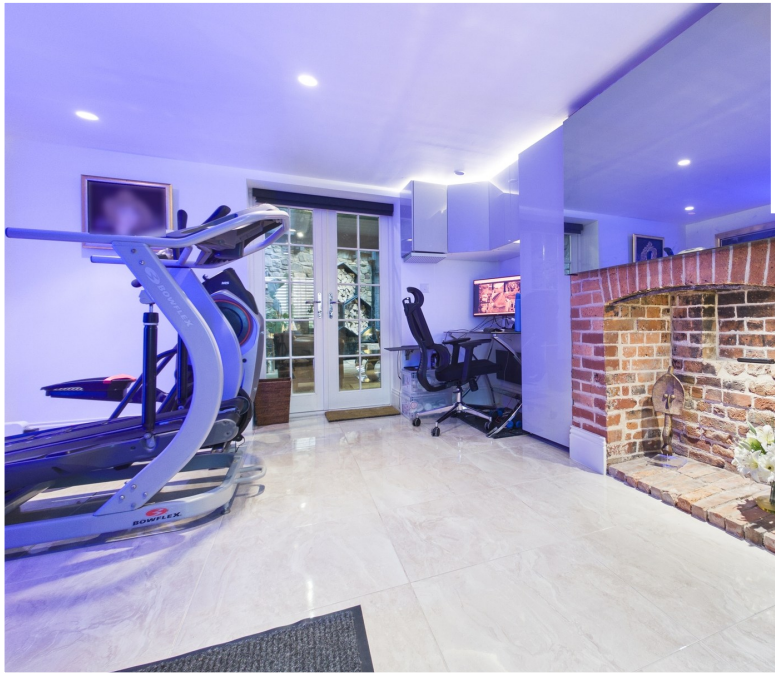
Ground Floor

Upon stepping inside this exquisite residence the sense of space is immediately apparent with a beautiful high ceiling and a fabulous staircase ascending to the first floor. The office/gym offers windows to the front aspect and double doors to the rear opening to the outdoor entertaining space. A traditional brick fireplace elevates the aesthetic. A contemporary cloakroom, accessed from the hallway, ensures convenience for visiting guests.

The ground floor offers fabulous entertaining space with a sizeable open plan family/dining room complete with bespoke fitted cabinetry. This room benefits from a large mirror TV, creating a Cinema Room experience. Two banks of bifold doors offer a seamless transition from indoor to outdoor living and open into the private, walled outdoor entertaining area, an impressive space that is perfect for hosting. Here you are treated to a masterful fusion of rustic charm with modern touches. At its heart sits a striking, log-burning stove and an outdoor kitchen with a mains gas powered barbecue. The crowning feature, a retractable, electric louvered roof with glazed inserts, lights and heating ensures year round usability. Fitted to the roof are two projectors with drop down screens to provide an outdoor cinema feature. A large hot tub and outdoor steam shower complete the luxury experience. A well-equipped and ultra-modern pantry provides additional space for catering with integrated fridge/freezer, dishwasher and microwave and leads to a further contemporary cloakroom.

Entering through the electric garage door, you are welcomed into an impressive space. On both sides sit high-performance, fully automated, Victron power battery bank systems, enabling the home to operate with remarkable efficiency whilst also providing resilience and sustainability. The property is equipped to operate off grid if required with energy sources provided by a generator and extensive solar panels. It also benefits from heat pumps which provide air conditioning and heating. From here, internal access flows directly into the family/dining area, or alternatively through a glass sliding door into a well-appointed utility room complete with high gloss units, washer/dryer, Corian worksurfaces, and access to the elevator. The elevator connects the principal floors of the home offering the ultimate sense of arrival and opening directly into the master bedroom dressing area for a truly luxurious living experience.




BOWFLEX

First Floor

The open plan kitchen/dining/living area is an expansive, light filled sanctuary with bifold doors to the front aspect opening to reveal a balcony from which you are treated to panoramic river views with an ever changing backdrop. Full length windows to the rear allow an abundance of natural light into the room. The living area boasts a beautiful brick fireplace, enhancing the cosy ambience. The kitchen is adorned with a comprehensive range of contemporary, high gloss units and an island with Corian worksurfaces. This well-equipped kitchen boasts state of the art appliances including a double oven, microwave, induction hob with extractor, fridge/freezer, dishwasher and a wine fridge. Bifold doors towards the rear of the room open to reveal a further balcony looking over the outdoor entertaining area. A door opens into a stylish cloakroom. Carefully crafted, the owners vision here is nothing short of spectacular, culminating in a fabulous space offering the perfect balance between timeless allure and modern elegance.

This floor houses a lovely, well-proportioned bedroom which, in our opinion, would make the ideal guest suite. Whilst offering privacy from the bedrooms on the second floor, visiting guests will remain connected to the main living accommodation. This bedroom benefits from a window to the front aspect offering views towards the river, bespoke fitted wardrobes and the convenience of contemporary en-suite shower facilities.

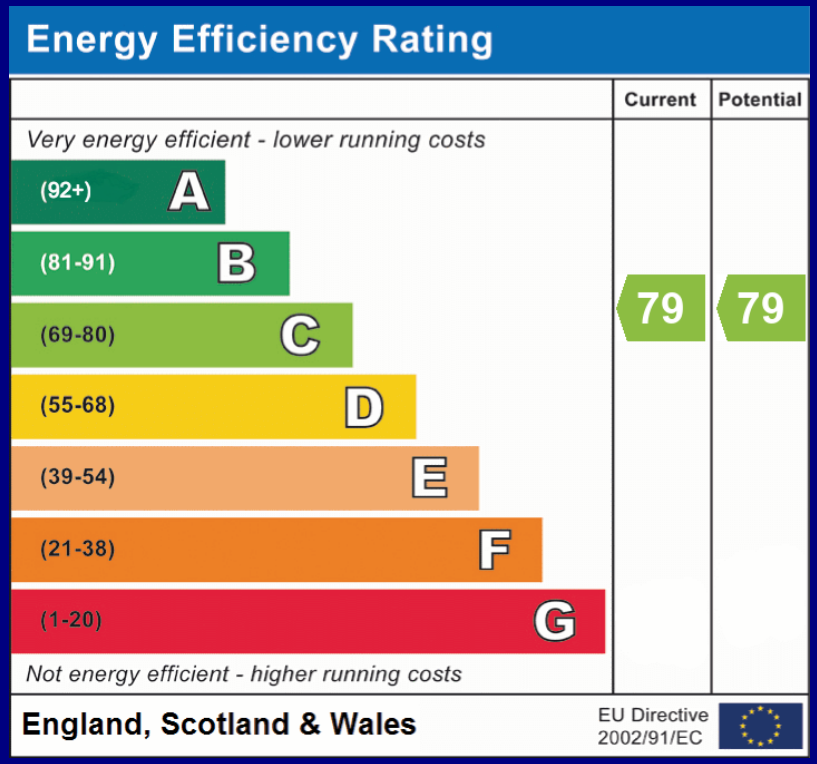
Second Floor

Ascend to the second floor to the epitome of comfort in the master suite, a true haven for relaxation. With breathtaking views of the river, your dynamic personal canvas is framed by the bifold windows to the front elevation. An exposed brick fireplace and seating area offer the perfect space to relax and unwind. A sleek, glazed door opens to reveal the dressing area and the most awe inspiring en-suite, which is bathed in natural light with expansive floor-to-ceiling glazing and two skylights. At its heart sits a freestanding bathtub, an inviting centrepiece that evokes a spa-like retreat. Stone tiles in soft grey tones wrap the walls and floors, delivering a cohesive, modern aesthetic flowing into the walk-in shower area. Floating vanity wash hand basins, a WC and a mirror TV complete the design. Two heated chrome towel radiators add both comfort and practicality. Adding a rare level of convenience, the dressing room benefits from direct access via the elevator, ensuring both privacy and ease of living. Bespoke, full-height fitted cabinetry offers extensive, streamlined storage, and the mirrored vanity area is perfectly positioned beside the window. Thoughtfully designed to maximise both style and practicality, the layout allows for effortless organisation and flow.

This floor hosts a further spacious double bedroom with a window offering views of the river, bespoke fitted wardrobes, mirror TV and a contemporary en-suite.

Third Floor

The third floor houses a stunning observatory, the perfect retreat, basking in plentiful natural light on all sides from elegant French doors and expansive windows. A delightful vaulted ceiling enhances the sense of space. The observatory opens directly onto the roof terrace, which includes a covered entertaining/outdoor kitchen area equipped with mains powered gas barbeque, dishwasher and fridge. From here you can enjoy far-reaching panoramic views that stretch across the surrounding waterscape. This is an idyllic setting benefiting from all day sunshine for morning coffee, sunset drinks, or peaceful stargazing under clear nighttime skies.



COUNCIL TAX BAND: G - Eastleigh Borough Council. Charges for 2026/27 £4067.73
UTILITIES: Mains gas, electricity, water and drainage. Owned solar panels and battery bank storage system.
Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

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

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