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## SPITFIRE WAY, HAMBLE, SOUTHAMPTON, SO31 4RT



**BEAUTIFULLY PRESENTED AND MODERN FIVE BEDROOM DETACHED EXECUTIVE HOME, SITUATED IN THE SAILING MECCA OF HAMBLE. OFFERING VERSATILE LIVING ACCOMMODATION OVER TWO FLOORS, A DOUBLE GARAGE AND LANDSCAPED GARDENS, EARLY VIEWING IS A MUST.**

**Guide Price £725,000 Freehold**

Manns & Manns are thrilled to offer this beautifully presented detached residence offering an unparalleled living experience for the discerning purchaser. The property was built in approximately 2000 of brick elevations to the exterior, with rendered features to the first floor, under a pitched tiled roof and benefits from gas fired heating and double glazing. Nestled in a popular residential location in the heart of Hamble, discover the perfect blend of modern elegance and versatile living accommodation arranged over two floors.

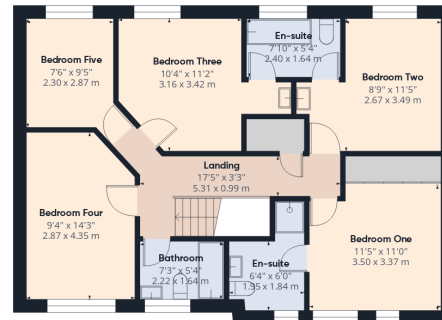
The ground floor boasts a open plan kitchen/dining room opening into a conservatory making this a perfect space to entertain visiting guests. There is a fabulous living room, ideal for relaxing, and a second reception room offers a wonderful versatile space . A cloakroom ensures convenience for occupiers and visitors alike. The first floor boasts four double bedrooms, with an en-suite facilities to bedrooms one, two and three. There is a further bedroom and contemporary family bathroom. Outside, a driveway leads to the double garage, which is currently being used for storage and a utility area with plumbing for white goods. A landscaped rear garden and paved seating areas provide the ideal space for outdoor entertaining.

By appointment only, viewing is highly recommended to appreciate both the accommodation and location on offer.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1902 ft<sup>2</sup>

176.4 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.9 m<sup>2</sup>

(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**



## 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 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 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 Accommodation

The property welcomes you into the hallway, offering doors to principal rooms and stairs rising to the first floor. Tiled flooring flows effortlessly through much of the ground floor accommodation. A courtesy door opens into the double garage which retains two up and over, electronically operated doors to the front aspect. The owner is currently utilising part of the garage as a utility area with a sink and drainer and appliance space for a washing machine and tumble dryer.

The beautifully presented living room is an inviting and stylish space, finished with engineered wooden flooring. A striking fireplace and surround creates a stunning focal point and enhances the cosy ambience. A window and French doors to the rear aspect allow plenty of natural light to fill the space and provide pretty views over the garden and patio.



The fabulous kitchen/dining room is a beautiful, social space perfect for family gatherings and entertaining guests. A rear aspect window looks over the garden. The well equipped kitchen will prove popular with culinary enthusiasts and is adorned with a comprehensive range of shaker style wall and floor mounted units with a worksurface over. An island offers additional storage and is the ideal spot for informal dining. There is space for a range style oven with an extractor hood above, space for an American style fridge/freezer and an integrated dishwasher. An external door opens to the side of the home, whilst double doors open to reveal the conservatory, a fantastic light filled and versatile space currently offering an extension of the dining area. Windows to three sides provide pretty views over the rear garden and French doors opening onto the patio offer a seamless transition from indoor to outdoor living.



To the front aspect, a second reception room benefits from a window looking over the front garden. This room demonstrates the versatility of the accommodation on offer and would make a wonderful study, snug or playroom depending upon your requirements. The ground floor is completed by a modern cloakroom comprising a vanity wash hand basin and a WC.





### First Floor Accommodation

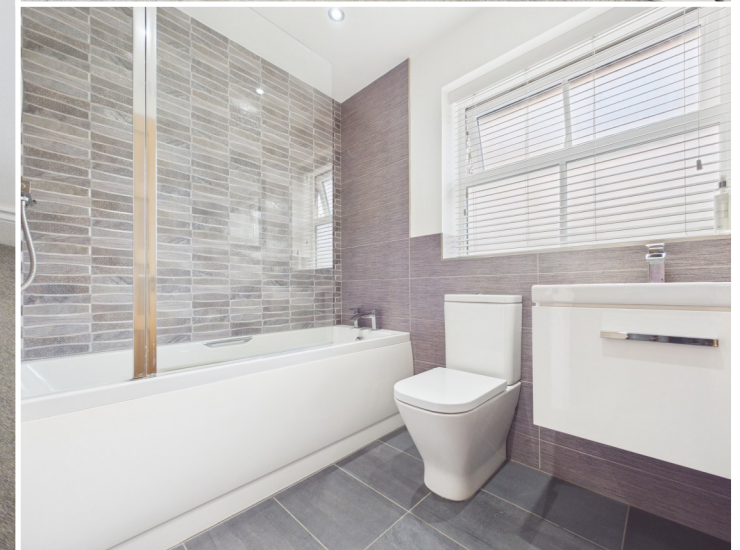
Ascending to the first floor, the landing presents doors to principal rooms, a large cupboard offering useful storage and a loft hatch into the attic space. Bedroom one is a well-proportioned double room with two front elevation windows and a triple fitted wardrobe with mirror fronted doors. The contemporary en-suite comprises a shower cubicle, vanity wash hand basin with additional storage to the side, and a concealed cistern WC.



Bedrooms two and three, both good-sized doubles, offer rear aspect windows and vanity sink units, with bedroom three also presenting a series of fitted wardrobes. Both bedrooms are serviced by a lovely, modern en-suite with Jack and Jill doors and comprising a panel enclosed bath with a shower over and a WC.



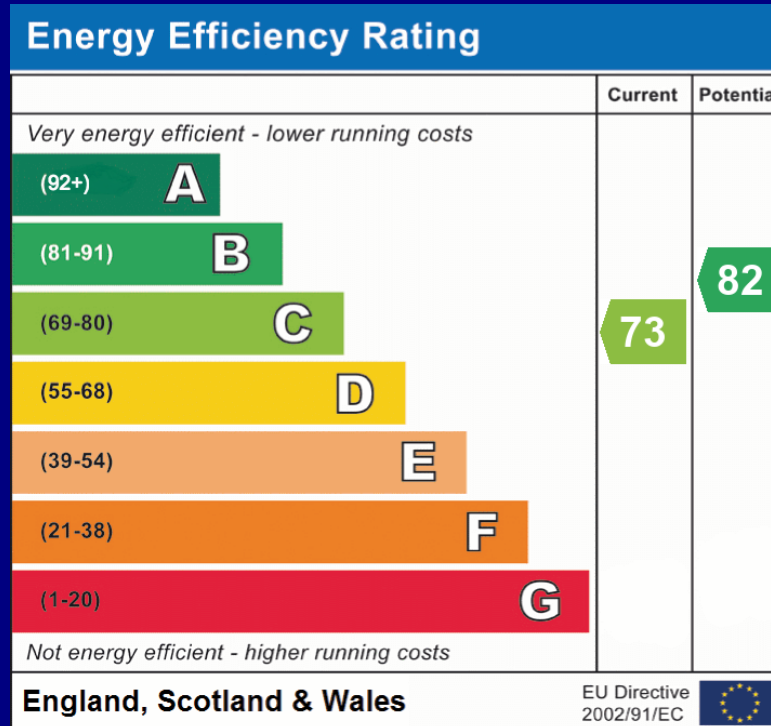
Bedroom four, another well proportioned double room, benefits from a front aspect window. Bedroom five, is a beautiful versatile room currently being used as a home office. This would make a lovely children's bedroom or nurse's room if needed. The stylish family bathroom is principally tiled and comprises a panel enclosed bath with a shower over, a floating wash hand basin and a WC.



## Outside

The property is approached via a tarmacadam driveway providing off road parking and leading to the double garage. A pathway leads to the entrance door under a canopied porch and a pedestrian gate into the rear garden. The front garden is laid to lawn with decorative planted borders containing a mixture of trees and shrubs. The landscaped rear garden is fully enclosed by timber fencing and boasts various flagstone paved seating areas and decorative planted borders, centered around an area laid to artificial lawn. A patio, adjacent to the property, offers a delightful space for outdoor entertaining and al-fresco dining.





**COUNCIL TAX BAND: G - Eastleigh Borough Council. Charges for 2025/26 £3,837.57**

**UTILITIES: Mains gas, electricity, water and drainage.**

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

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