YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNS & MANNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

Cerdic Mews
Hamble
Southampton
SO31 4LW

Guide Price £900,000 to £950,000 Freehold

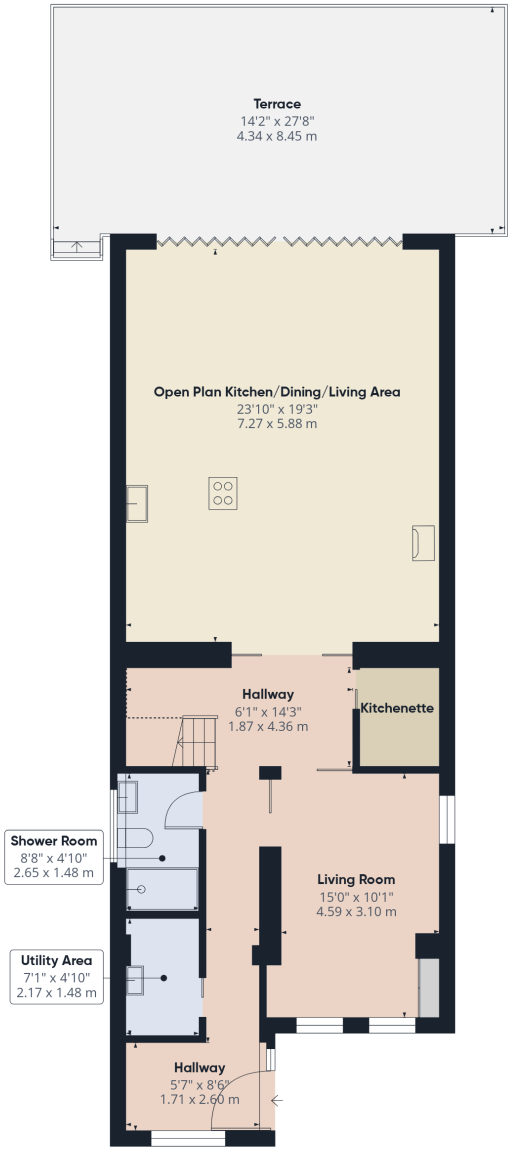
Standing resplendently in a popular through road within the sailing Mecca of Hamble, discover a unique, architecturally designed four bedroom detached home. This impressive statement dwelling boasts versatile and contemporary interiors, picturesque river views, and a detached garage.

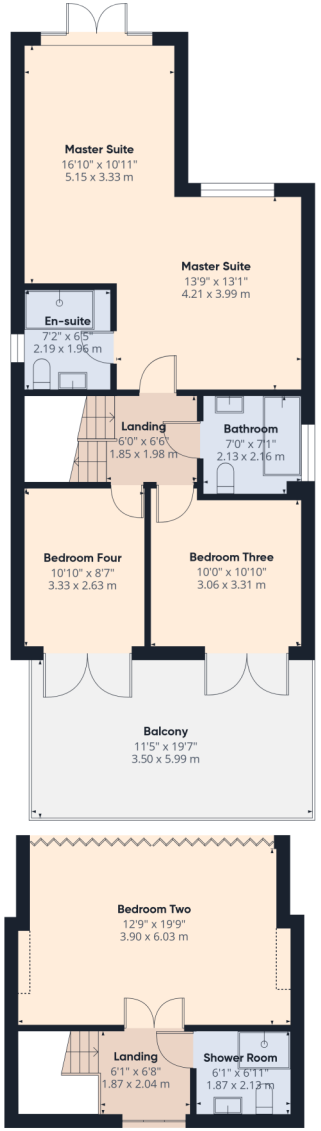
The Property

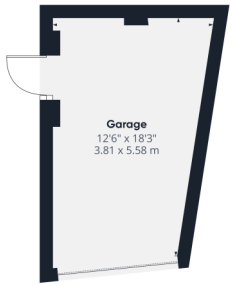
We are delighted to offer this impressive architecturally designed home with fabulous river views from the upper floors. Inspired by the timeless beauty of the River Hamble and its rich sailing heritage, this exceptional home offers an unrivalled lifestyle in one of the South Coast's most sought-after waterside locations. Contemporary design twins effortlessly with coastal elegance, creating a home that is perfectly blends comfort and convenience.

Arranged over three floors, this fabulous dwelling boasts versatile living accommodation and entertaining space without compromise. The property benefits from underfloor heating; solar panels and battery storage aid efficiency whilst also providing resilience and sustainability. Briefly, the ground floor comprises an open plan kitchen/dining/living area, living room, kitchenette, utility area and shower room. On the first floor is a family bathroom and three bedrooms, with the master suite boasting a fabulous dressing area and en-suite. The second floor houses a spacious double bedroom and shower room. Outside, is a lovely terrace, perfect for entertaining, a detached garage and off road parking.

Whether you're a keen sailor, nature lover, or simply seeking peace and tranquility, this remarkable property provides a rare opportunity to enjoy the very best of Hamble living. Wake to the sight of yachts gliding along the river, entertain against a breathtaking backdrop, and experience a home where every detail has been carefully considered. By appointment only, viewing is highly recommended to appreciate the accommodation, lifestyle and setting on offer.







Approximate total area(1)

1954 ft²

181.6 m²

Balconies and terraces

622 ft²

57.8 m²

Reduced headroom

27 ft²

2.5 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

MANNS & MANNS

EST. 1938

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

Upon stepping into the property, you are welcomed into the hallway. A statement large porthole window, to the front aspect, allows natural light to fill the space. There are pocket doors to principal rooms and stairs rising to the first floor. Oak flooring flows from the hallway through much of the ground floor accommodation.

The heart of the home is the wonderful open plan kitchen/dining/living area, a beautiful social space, perfect for family gatherings and entertaining guests. Discover seamless design where comfort and modern living intertwine effortlessly. Schuco bifold doors open to reveal the terrace, an idyllic space for barbeques and al fresco dining with glimpses of the River Hamble. An openable skylight window allows additional natural light to fill the room. The inviting living area centres around a Morso wood burning stove creating a warm and relaxing atmosphere. The kitchen, a bespoke masterpiece, is of solid wood design and contrasting Lemurian Blue Labradorite granite countertops, all of which is brought together by the stylish island with a sleek worksurface. It is adorned with state-of-the-art appliances, including three Neff ovens with a grill and hot plate, Neff warming drawer, Bora induction hob with downdraft extractor, Fisher & Paykel integrated French door fridge freezer, Caple wine fridge and a Siemens new dishwasher. Additional features include a Quooker tap and waste disposal unit.

The living room is filled with light with windows to the front and side aspects. Pocket doors enhance the versatile layout, allowing the space to be opened up for a light, open-plan feel or closed off to provide privacy when desired.

A separate pantry/kitchenette, which would be ideal for hot drink preparation, offers a sink, stainless steel worksurface and space for a dishwasher.

The ground floor shower room is principally tiled and comprises a rainfall effect shower, contemporary bowl style sink and a WC. This room and the adjoining utility area benefit from automatic lighting.

The utility area houses the Vaillant gas fired boiler and hot water tank. There is space and plumbing for a washing machine and tumble dryer, with storage shelves.

First Floor Accommodation

Ascending to the first floor, the landing offers doors to principal rooms and stairs to the second floor accommodation.

The master suite is designed to maximise the property's exceptional setting and enjoys fabulous views of the River Hamble through large windows and French doors to the Juliette balcony, which also invite in the fresh coastal air. The generous proportions provide ample space for a super king-sized bed and additional seating if required. Wake each morning to picturesque water views and enjoy ever-changing scenery from the comfort of your bedroom, making this an idyllic sanctuary within the home. The en-suite adds an extra layer of luxury and comprises a large rainfall effect shower, bowl style hand basin and a WC.

Bedrooms three and four are both well proportioned double rooms, bathed in natural light, with French doors to the front aspect opening out the balcony. This lovely space is the perfect spot to enjoy a morning coffee, relax with a book or simply unwind.

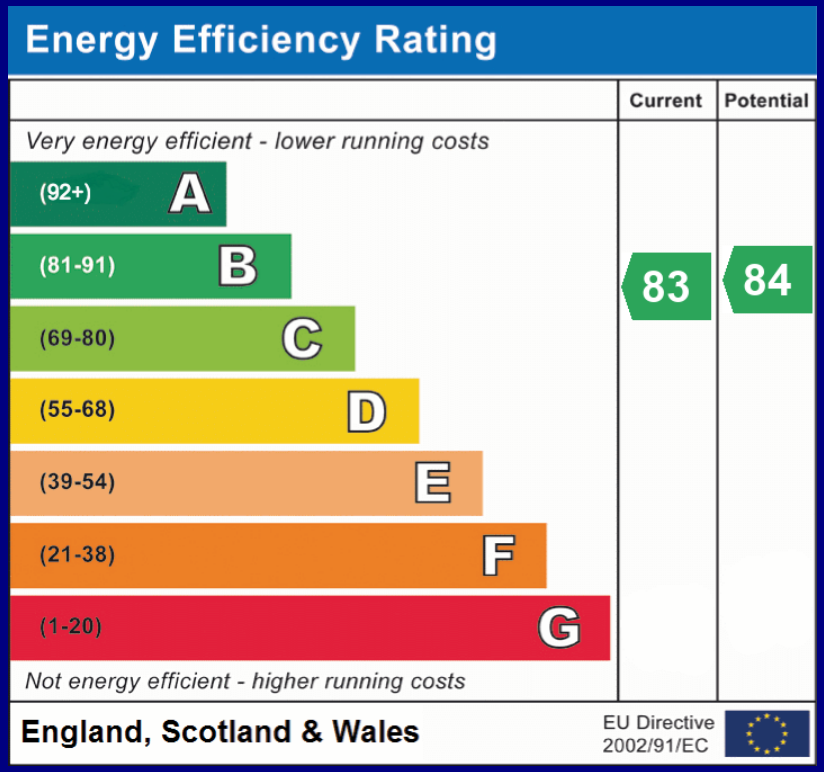
The contemporary nautical themed bathroom combines clean lines with coastal influences creating a calm retreat. A freestanding bathtub serves as the centrepiece offering a luxurious space to relax, whist a sleek countertop bowl style hand basin and WC complete the aesthetic.

Second Floor Accommodation

The second floor comprises a spacious bedroom and shower room. Ideally suited for visiting guests, the second-floor layout provides a welcome degree of privacy, set apart from the bedrooms on the first floor, making it perfect for extended family or overnight visitors. The spacious bedroom boasts bifold doors opening to reveal panoramic river views with an ever changing vista. The modern shower room ensures convenience for occupants and comprises a rainfall effect shower, wash hand basin and a WC.

Outside

To the front of the property is an gravel area providing off road parking. A detached garage, with power and lighting offers additional parking or storage space. There is pedestrian access to either side of the dwelling leading to the terrace at the rear. The lovely terrace is the perfect space for outdoor entertaining and al-fresco dining, with glimpses of the Hamble River beyond.



COUNCIL TAX BAND: E Eastleigh Borough Council. Charges for 2026/27 £2983.00.
UTILITIES: Mains gas, electricity, water and drainage. Solar panels and battery storage.
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

The Property Ombudsman

naea propertymark PROTECTED

Disclaimer: 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.
Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).
Manns and Manns may use AI enhanced images to add blue skies or show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.