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School Lane, Hamble, Southampton, SO31 4JD



Beautifully presented and spacious detached bungalow situated in the highly sought-after coastal village and sailing Mecca of Hamble. Offered with no forward chain, the property boasts meticulously manicured gardens, a large store, and ample off-road parking. Early viewing recommended.

£825,000 Freehold

Manns & Manns are proud to introduce you to this beautiful two bedroom detached bungalow in the heart of Hamble. The location of this delightful property is a key highlight, it is set in a conservation area just moments walk from the village, marinas and waterfront, where quaint cobble streets boast an array of eateries, and local amenities.

The exterior presents brick elevations under a tiled roof and the dwelling benefits from gas fired heating and double glazing. The property has been extended to the front and rear over the years culminating in a spacious and versatile dwelling offering the perfect combination of comfort and convenience.

The accommodation comprises two reception rooms and a sunroom offering flexible spaces for relaxing and entertaining. The modern kitchen/dining room is complemented by a separate utility room. There are two sizeable bedrooms, with a dressing area and en-suite to the master, and a bathroom. Outside, the property extends its appeal with a driveway providing off road parking for multiple vehicles, a courtyard and a large store. The magnificently crafted garden is a haven for relaxing and outdoor dining.

This wonderful home, in a prime location, boasts versatile living accommodation, ideal for families, or those seeking single-level living without compromising on space. Call us today to arrange a viewing and experience firsthand both the accommodation and setting on offer.



(1) Excluding balconies and terraces

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

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.



Hamble Village



Hamble Waterfront

Accommodation

The property welcomes you into the hallway through a stable style entrance door. The hallway offers access into principal rooms and a cupboard providing useful storage.

The well-proportioned drawing room is perfect for hosting. The space is filled with natural light and benefits from windows to the rear and side aspects boasting delightful views over the garden. A brick fireplace and tiled hearth provide a lovely focal point and enhance the cosy ambience.

A door opens into the sunroom offering an extension of the versatile living accommodation. This room benefits from panoramic views of the garden, with windows to all aspects. French doors open onto the patio.

The home's versatility continues in the living room, which is accessed from the hallway. This fabulous space is flooded with an abundance of natural light with a window and French doors to the rear elevation opening out to the patio offering a seamless transition from indoor to outdoor living. Ideal for both relaxing and entertaining guests, this space could be used for a number of purposes depending upon your requirements.





The modern kitchen/dining room will undoubtedly prove popular with culinary enthusiasts and comprises a comprehensive range of wall and base units brought together by a sleek worksurface. Windows to the kitchen and dining areas look out to the side of the dwelling. Integrated appliances include an eye level double oven, induction hob with an extractor above, an under-counter fridge and a dishwasher. This social space is ideal for gathering as a family.

A door from the kitchen opens into an inner hallway offering access to the master bedroom and utility room. A cupboard with shelving provides handy storage and houses the electrical consumer unit.

The utility room comprises a number of floor mounted units and a butler sink and worksurface above. There is appliance space for white goods, a wall mounted, gas fired Worcester boiler and a door to the outside space.



The master bedroom provides a light filled haven for relaxation, offering a peaceful and inviting space to unwind. The room benefits from numerous fitted wardrobes, providing excellent storage, alongside a dedicated dressing area. Completing this impressive bedroom is a stylish en-suite shower room, creating a private and comfortable retreat within the home. The en-suite comprises a rainfall effect shower, vanity wash hand basin and a WC.





Bedroom two is a well -proportioned double room with fitted furniture including wardrobes and a dressing table. A vanity sink, to the corner of the room, is perfect for guest convenience. A window to the front aspect boasts views over the courtyard.

The nautical themed bathroom is principally tiled and comprises a panel enclosed bath with a shower attachment over, wash hand basin and a WC.

Outside

The property is approached though double gates, opening to reveal a block paved driveway providing off-road parking for multiple vehicles.

To the side of the driveway is a large store. This charming, characterful store offers plentiful storage (*the rear boundary wall of the store itself is listed*).

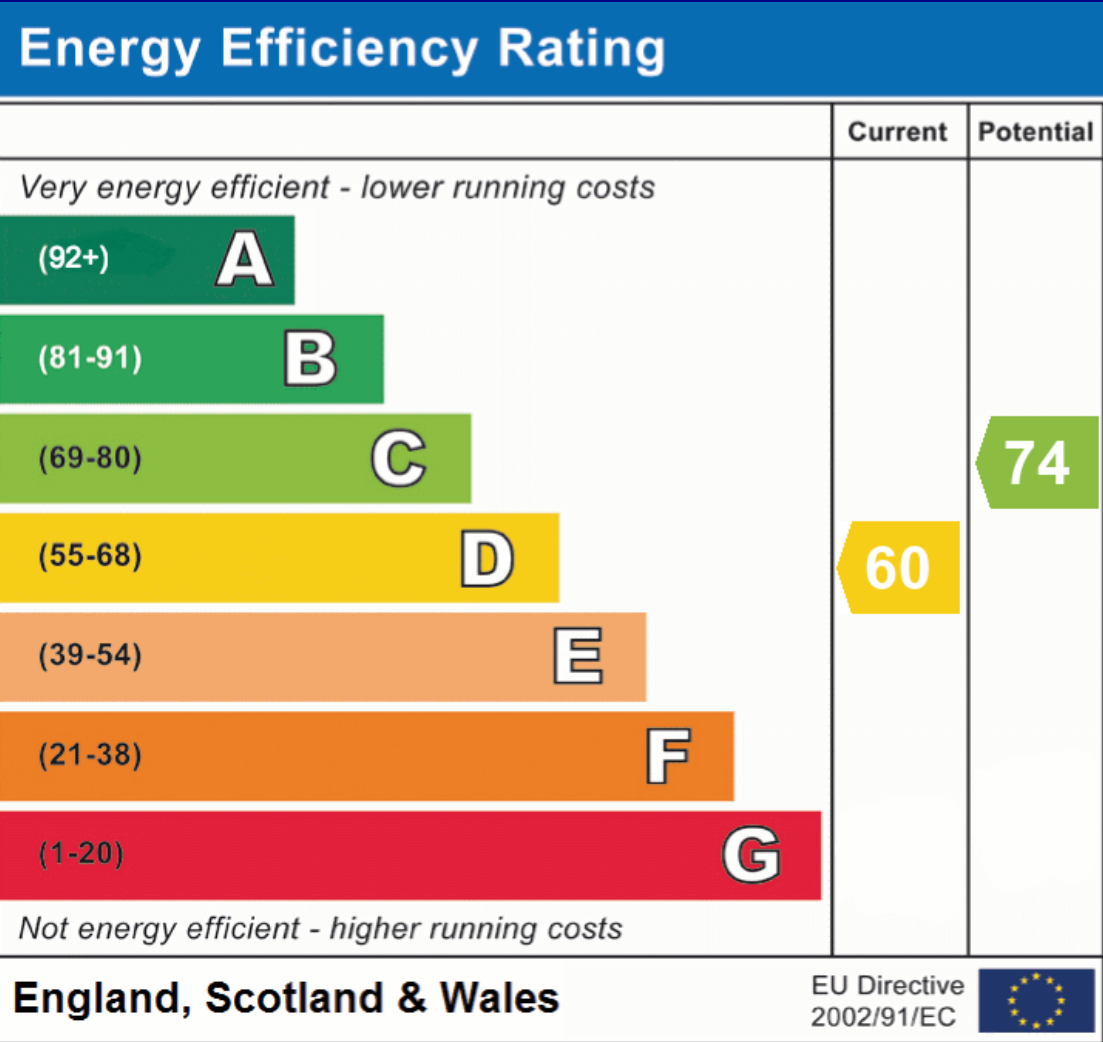
A gate from the driveway opens into the courtyard, a private and enclosed area leading to the entrance door.



The attractive rear garden has been meticulously maintained to curate an oasis like sanctuary, perfect for relaxing. It is enclosed by a combination of walls and timber fencing with pedestrian access to the side of the property. Largely laid to artificial lawn, decorative planted borders host an array of plants, shrubs and trees offering both sunny and shady areas for seating. A paved patio, adjacent to the dwelling, is ideal for outdoor entertaining and al fresco dining.







COUNCIL TAX BAND: F Eastleigh Borough Council. Charges for 2026/27 £3525.37.
UTILITIES: Mains gas, electricity, water and drainage.
NOTE: The property has the right to access the adjacent driveway, which is used to access two neighbouring dwellings. The vendor is responsible for one third of the cost of maintaining this driveway (*no costs incurred during current ownership*).
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
Bursledon
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SO31 8EP**



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