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High Street, Hamble, Southampton, SO31 4HA



Impressive and spacious four bedroom semi-detached property occupying an elevated position in the heart of Hamble village. Offered with no forward chain, this wonderful home boasts contemporary and versatile interiors, pretty gardens with a home office, and views of the River Hamble from the upper floor.

Early viewing highly recommended.

Guide Price £700,000 to £750,000 Freehold

The Property

Manns & Manns are thrilled to market this impressive and spacious four bedroom semi-detached property in the heart of the sailing Mecca of Hamble. Occupying an elevated position, along the quaint cobbled High Street and conservation area, you are treated to picturesque river views from the upper floor. This beautiful family home was originally constructed in circa 1930 of brick elevations to the exterior with hanging tile and rendered features to the first floor, under a tiled roof. The property benefits from gas fired heating and double glazing; air conditioning to the principal rooms adds an additional layer of comfort.

Thoughtfully extended over the years, this fabulous property twins contemporary design effortlessly with coastal elegance, creating an attractive and comfortable home. The ground floor presents an open plan living/kitchen/family room, a sunroom and cloakroom. On the first floor are three bedrooms, with an en-suite to bedroom one, and a family bathroom. Bedroom two, on the second floor, boasts an en-suite. Outside, are attractive gardens front and rear and a sizeable home office.

Whether you are a keen sailor, nature lover, or simply seeking a spacious home in arguably one of the South Coast's most prestigious locations, this wonderful property provides a rare opportunity to enjoy the very best of Hamble living. By appointment only, viewing is highly recommended to appreciate the accommodation, lifestyle and setting on offer.



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 Waterfront



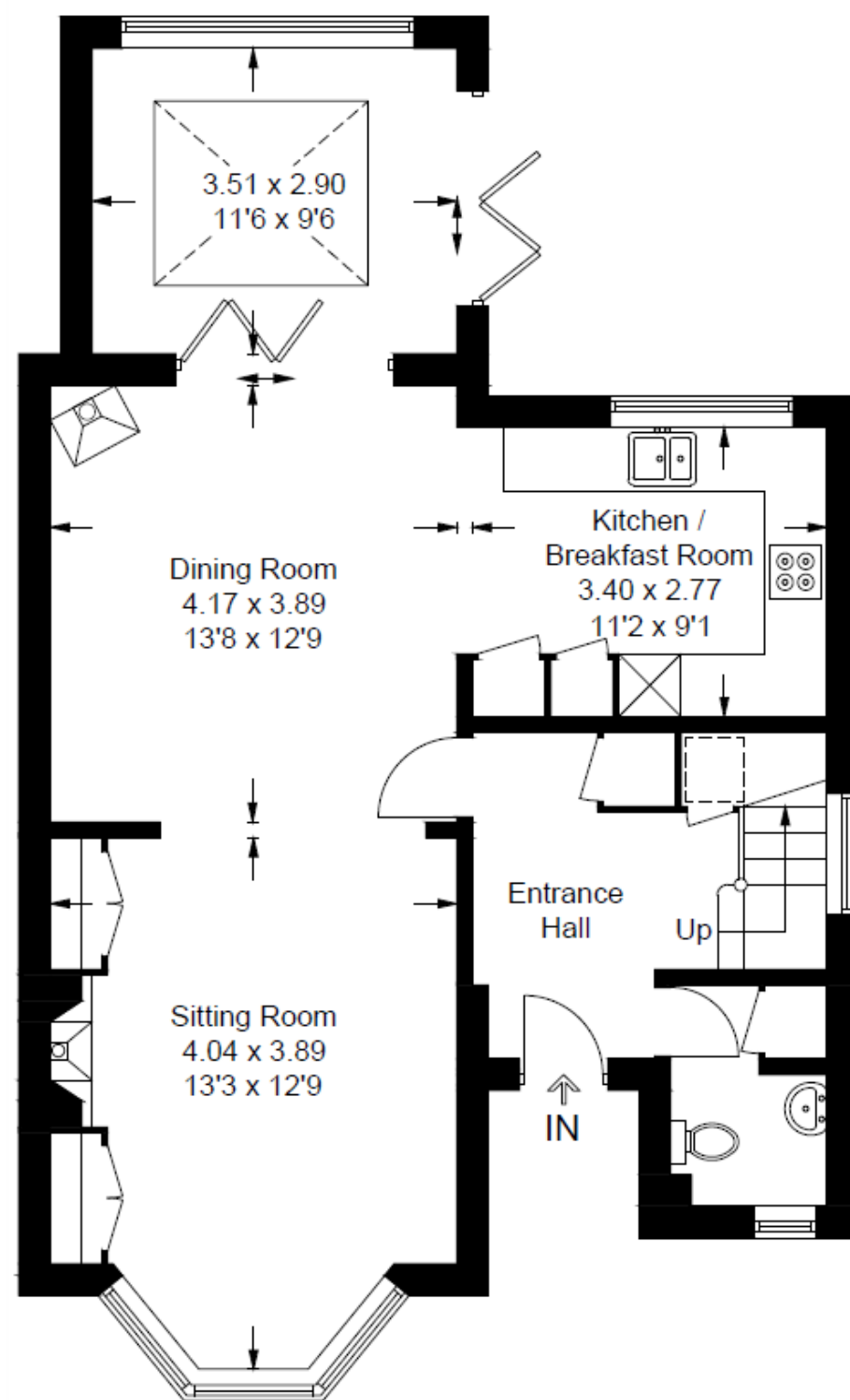
Hamble Village

Layton, High Street, SO31 4HA

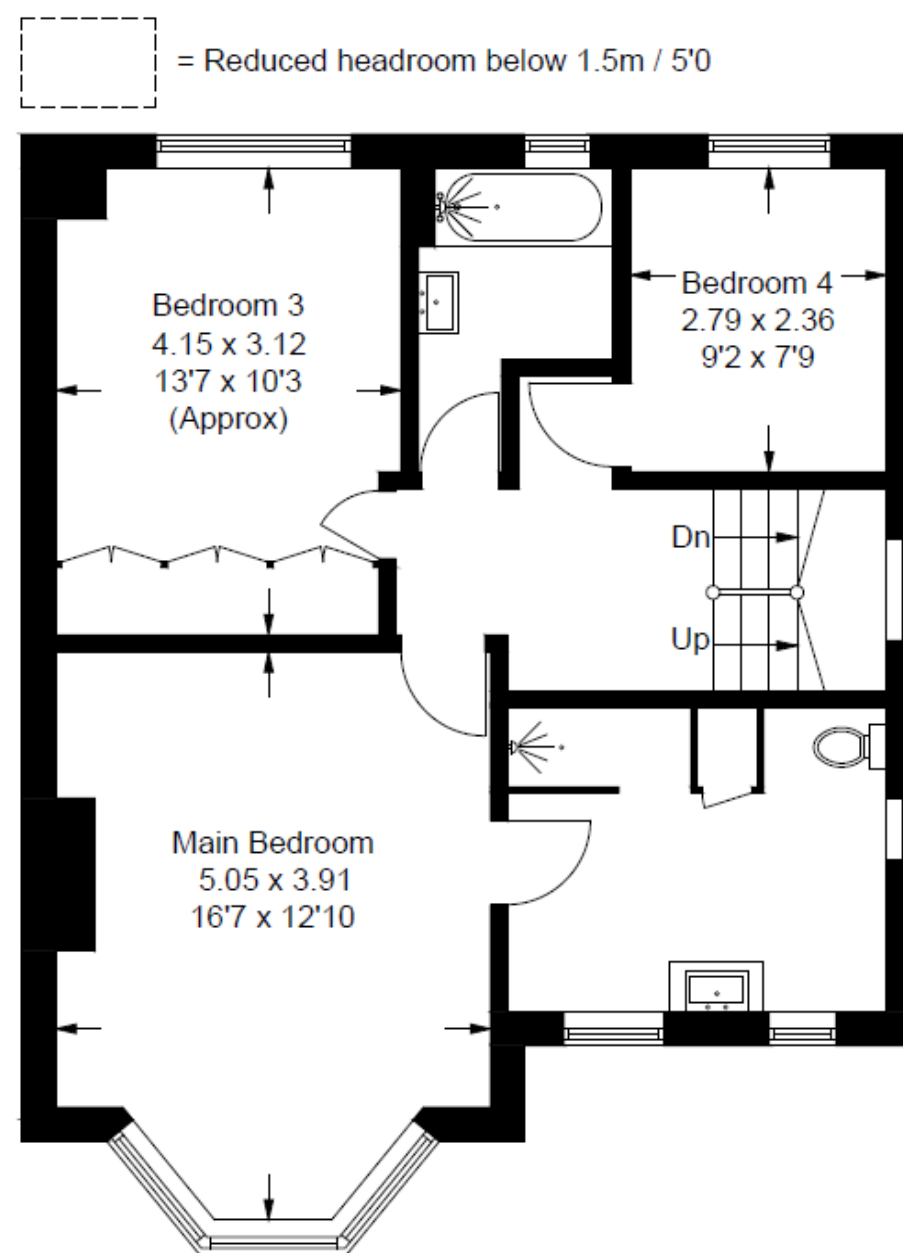
Approximate Gross Internal Area = 168.6 sq m / 1815 sq ft

Garden Room / Office = 12.7 sq m / 137 sq ft

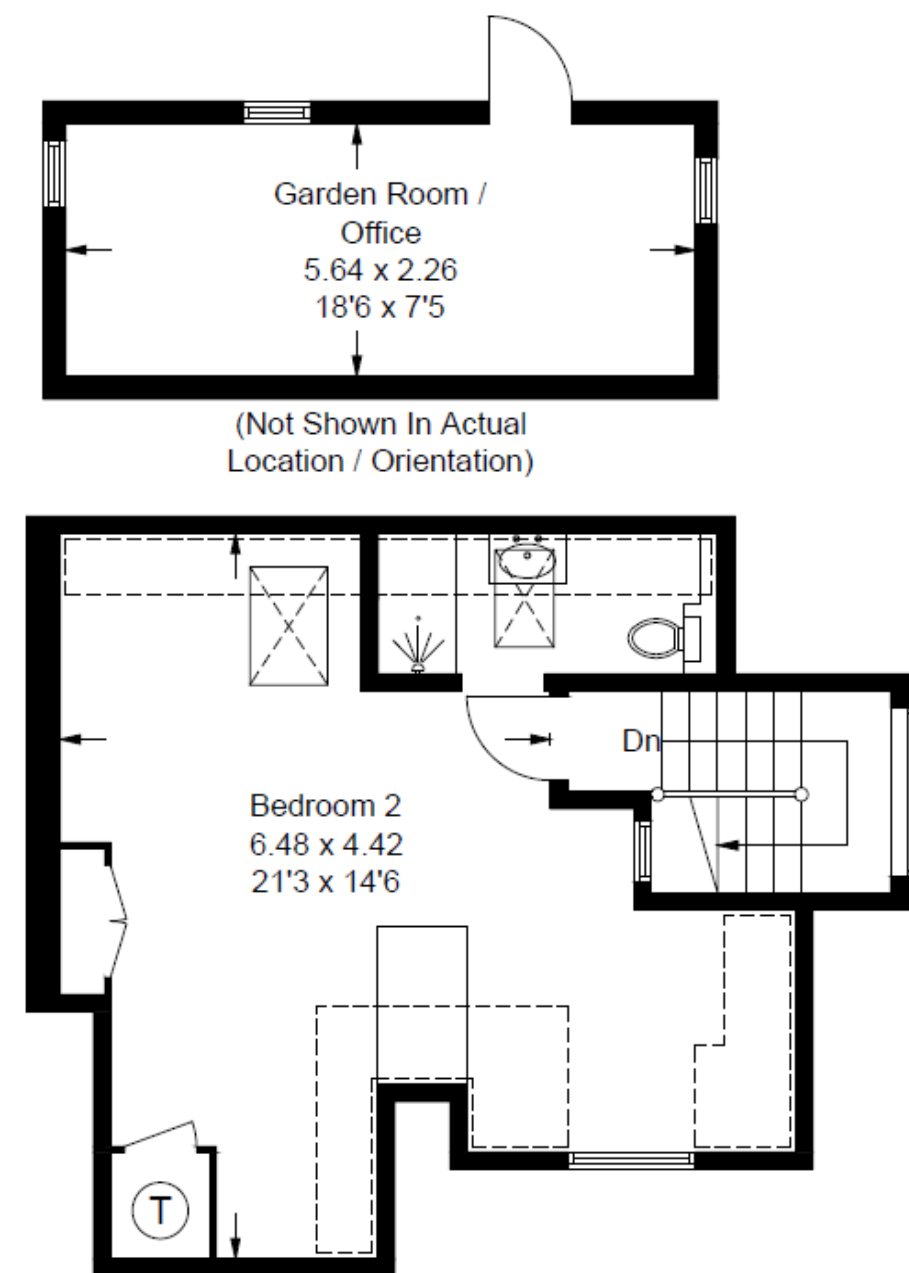
Total = 181.3 sq m / 1952 sq ft



Ground Floor



First Floor



Second Floor



Ground Floor Accommodation

Upon entering the property, you are welcomed into the entrance hallway offering space to remove your outdoor wear. There is a door into the main living accommodation and a modern cloakroom, with a wash hand basin and WC ensuring comfort for all occupants and guests. Turning stairs rise to the first floor with a cupboard beneath providing useful storage. Light wood effect floorings flows from the hallway and through much of the ground floor.

The superb open-plan kitchen/living/dining room is thoughtfully designed to combine modern convenience with a warm and inviting atmosphere. The spacious living and dining area provides an ideal setting for both everyday family life and entertaining, with the room benefiting from an abundance of natural light. A charming bay window, to the front elevation, creates a delightful focal point to the sitting area, while the attractive fireplace and a separate log-burning stove add warmth and character, creating a cosy ambience during the cooler months. The contemporary fitted kitchen will undoubtedly prove popular with culinary enthusiasts and comprises a comprehensive range of matching wall and floor mounted units with quartz worksurfaces over. Integrated appliances include three Miele ovens, an induction hob with extractor above, fridge freezer, dishwasher and space for a wine fridge. A window to the rear aspect looks over the garden. With its blend of stylish modern finishes, character and versatile open-plan accommodation, this impressive room forms a wonderful heart to the home.



Bifold doors in the dining area open into the sunroom, offering an extension of the living space. This versatile room is perfect for year-round use and is filled natural light with a large roof lantern and windows to the rear elevation. Bifold doors open directly onto the patio providing a seamless transition from indoor to outdoor living.



First Floor Accommodation

Ascending to the first floor, the landing presents doors to principal rooms and a staircase to the second floor accommodation.

Bedroom one is a well-proportioned and inviting space, your private retreat. The room enjoys a light and airy feel with a front aspect bay window providing plenty of natural light. This bedroom is complemented by a modern en-suite, with a large shower cubicle, vanity wash and hand basin and a WC, offering both style and convenience.



Bedroom three is another well proportioned double room with a window to the rear aspect enjoying views over the garden. Fitted wardrobes to one wall provide plentiful storage.

Bedroom four is a lovely versatile space that could be used for a number of purposes depending upon your requirements. There is rear aspect window with garden views.

The contemporary family bathroom is principally tiled and comprises a panel enclosed bath with a shower over, vanity wash hand basin and a WC.





Second Floor Accommodation

The second floor houses bedroom two and an en-suite. 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. This spacious bedroom benefits from a window to the front aspect offering views of the river. A window to the rear aspect allows additional natural light to fill the space. There are fitted wardrobes and cupboards within the eaves providing useful storage. The modern en-suite comprises a shower cubicle, vanity wash hand basin and a WC.



Outside

The attractive front garden provides a welcoming approach to the property, with a selection of plants and shrubs adding colour and interest. Designed with low maintenance in mind, the garden offers a neat and appealing frontage that is both inviting and easy to care for. A pathway and steps lead to the entrance door under a covered porch.

The rear garden is enclosed by timber fencing with pedestrian access to the side. A beautiful paved patio offers the ideal space for outdoor entertaining and al fresco dining, complete with an outdoor pizza oven. Raised planted borders contain an array of plants and shrubs providing a splash of colour during the spring and summer months. An outdoor home office, with power and lighting, is a wonderful versatile space that could be used for a number of purposes depending upon your needs.

Convenient Parking

Layton benefits from unusually flexible and convenient parking arrangements for a property in the heart of Hamble.

The Square car park is just 50 metres from the house, and Layton is one of only a small number of properties in the village eligible for two resident permits for this car park through Eastleigh Borough Council. These currently cost just £100 per car, per year. EV charging is also available in The Square car park, making electric vehicle ownership particularly convenient.

In addition, the property is eligible for two on-street resident parking permits through Hampshire County Council, also currently costing £100 per car, per year. Together, these options provide considerable flexibility for day-to-day parking.

Residents holding either type of permit are also eligible for free visitor parking permits, issued in blocks of 100. Further blocks can be requested as required, making parking for visiting friends and family straightforward.

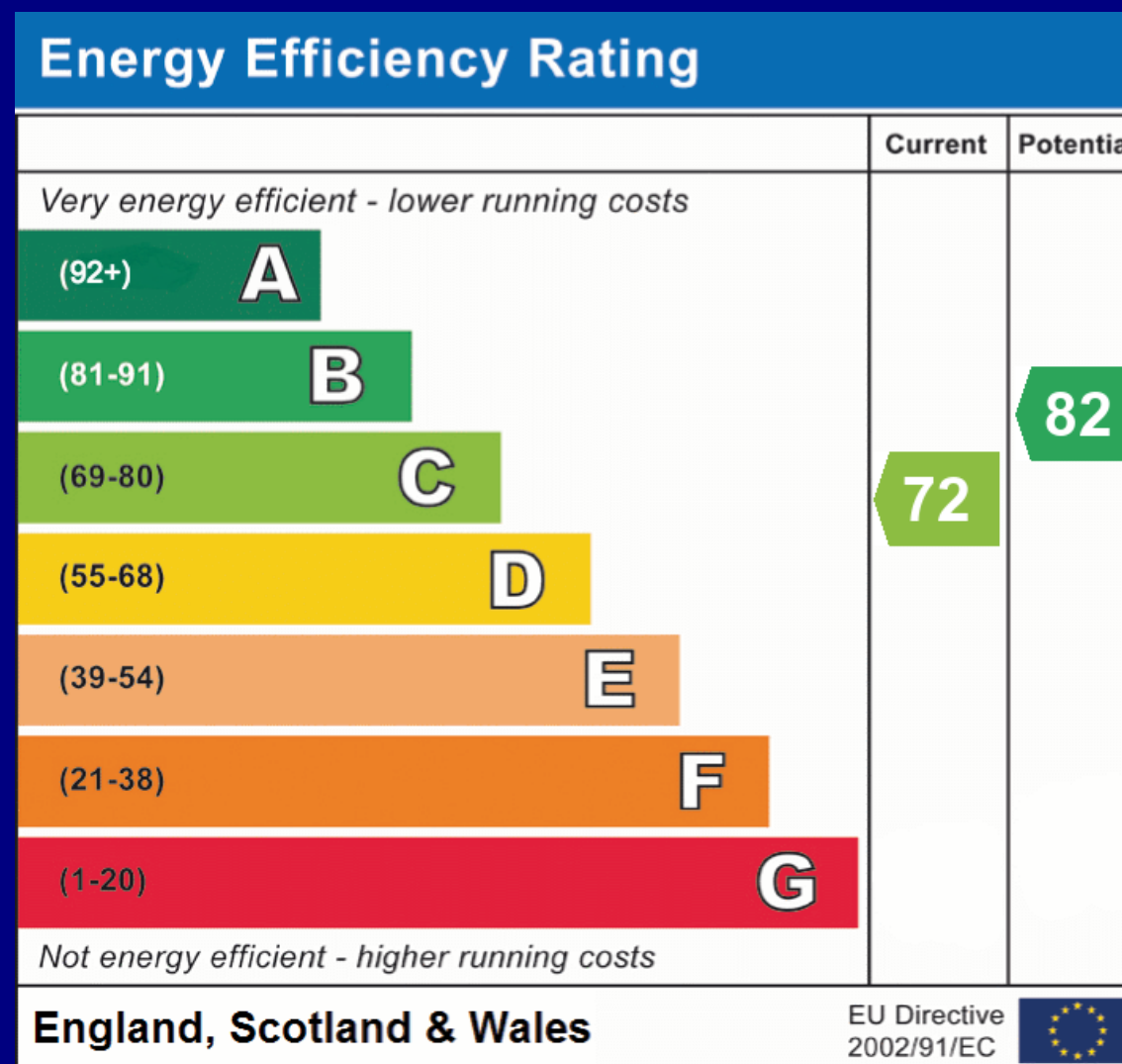
For additional flexibility, residents can purchase a Foreshore Clock permit from Hamble Parish Council, currently costing £25 per year, which provides up to four hours of free parking per day in Hamble Foreshore car park.

For those with a boat at Port Hamble Marina, a berth also comes with two marina parking spaces, providing an additional parking option for boat owners.

With several parking options within easy reach of the house, together with generous provision for visitors, EV charging and additional parking for Port Hamble berth holders, Layton is particularly well served for such a central village location.







COUNCIL TAX BAND: F - Eastleigh Borough Council. Charges for 2026/27 £3525.37.

UTILITIES: Mains gas, electricity, water and drainage.

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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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.