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The Square, Hamble, Southampton, SO31 4LS

Standing resplendently in the heart Hamble Village with the cobbled High Street leading to the waterfront and local sailing facilities, discover a quintessentially English 17th Century five bedroom Grade II listed property steeped in history. Early viewing of this charming home is strongly recommended. No forward chain.

£1,250,000 Freehold

Perfectly capturing the essence of waterside village living, The Old House offers a rare opportunity to acquire a captivating Grade II listed home a stones throw from the River Hamble. Brimming with timeless character, this unique property unfolds over several beautifully presented levels, telling the story of its centuries-old heritage. The rooms exude warmth and charm, showcased by magnificent, exposed beams, traditional brickwork, open fireplaces perfect for cozy evenings, and timber floors. With its unbeatable proximity to local sailing facilities and a welcoming community atmosphere, it is the ultimate retreat for those who love life on and off the water.

The sprawling interior effortlessly accommodates family life, offering two distinct reception rooms, a sunroom, cellar, and a welcoming kitchen/dining room at the heart of the home. With five bedrooms, three bathrooms, and a separate shower room, space is never an issue. Added versatility comes in the form of a studio annexe above the garage, ideal for multi-generational living or a creative workspace. Complete with gas-fired heating, an enclosed garden, perfect for al fresco dining, the property reaches its crescendo on the roof terrace, where you can unwind while taking in picturesque views of the river.

Approximate total area(1)

2710 ft²

251.9 m²

Reduced headroom

136 ft²

12.6 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.

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THE LOCAL AREA

Hamble-Le-Rice is a picturesque Village situated on the South Coast of England, renowned for the local sailing facilities, Marinas, Sailing Clubs, eating and drinking establishments and beautiful Riverside walks. 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.

Hamble's geographical position has contributed greatly to the village's history and its importance as there are many old wells in the area suggesting a good supply of fresh water, making the village the maritime centre over many centuries. One of these original wells is in the garden of The Old House. There have been a number of notable houses built in Hamble, however not many of them remain. The Old House is believed to be built in the 17th Century and stands on the village Square with views over the Square and down The Quay.

The community benefits from local junior and senior schools, children's clubs, Hamble Parish Council, Hamble River Singers and the mobile library to name a 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.

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

Ground Floor Accommodation

The property welcomes you into the entrance hallway, which immediately impresses and sets the tone for the accommodation ahead.

The living room is of great proportions and boasts timber beams to the ceiling and wall. A fireplace, with a tiled hearth and wooden mantel, offers a delightful focal point and enhances the cosy ambience. There is a leadlight window to the front elevation and French doors to the rear opening out to the garden.

The snug is a charming and characterful room filled with rustic allure. The striking feature is a fabulous inglenook fireplace with log burner. A rear elevation window looks over the garden.

An inner hallway connects the snug and sunroom and presents a door out to the garden. A door opens to reveal stairs down to the cellar/utility area. A turning staircase rises to the first floor, with access into the ground floor en-suite.

A sunroom with a rear aspect window and partially glazed roof presents a lovely spot to curl up with your favourite book, whilst enjoying views of the garden.

The cottage kitchen comprises a range of shaker style units with a wooden worksurface above and tiled splash backs. There is a butler sink, large pantry cupboard, space for a range cooker with an extractor hood over, integrated fridge/freezer and an integrated dishwasher. Windows to the side and rear aspects allow plenty of natural light into the space. The kitchen opens into the well-proportioned dining area offering windows to the side elevations. Stairs rise to bedroom one on the first floor. There are steps up to the sunroom and a staircase descending into the cellar/utility area.

Lower Ground Floor

The cellar/utility area is accessed via a staircase from the dining area. There are base units and appliance space with a wooden worksurface above, and a butler sink. A comprehensive range of built in cupboards provide plentiful storage. A door opens to the side of the property and out towards the High Street.

Bedroom five boasts exposed timber beams and a large, brick inglenook style fireplace with log burner. This will proportioned double room offers windows to the front and side aspects presenting views of the High Street. The Jack and Jill en-suite bathroom comprises a roll-top bathtub with handheld shower attachment, wash hand basin and a WC. Doors allow access from the bedroom or the staircase from the inner hallway.

First Floor Accommodation

The first floor landing offers doors to principal rooms.

Bedroom two is a well-proportioned double room filled with an abundance of natural light with windows to the front and side elevations. There is a built-in wardrobe and a storage cupboard housing the hot water tank. A brick fireplace with tiled hearth enhances the cosy ambience.

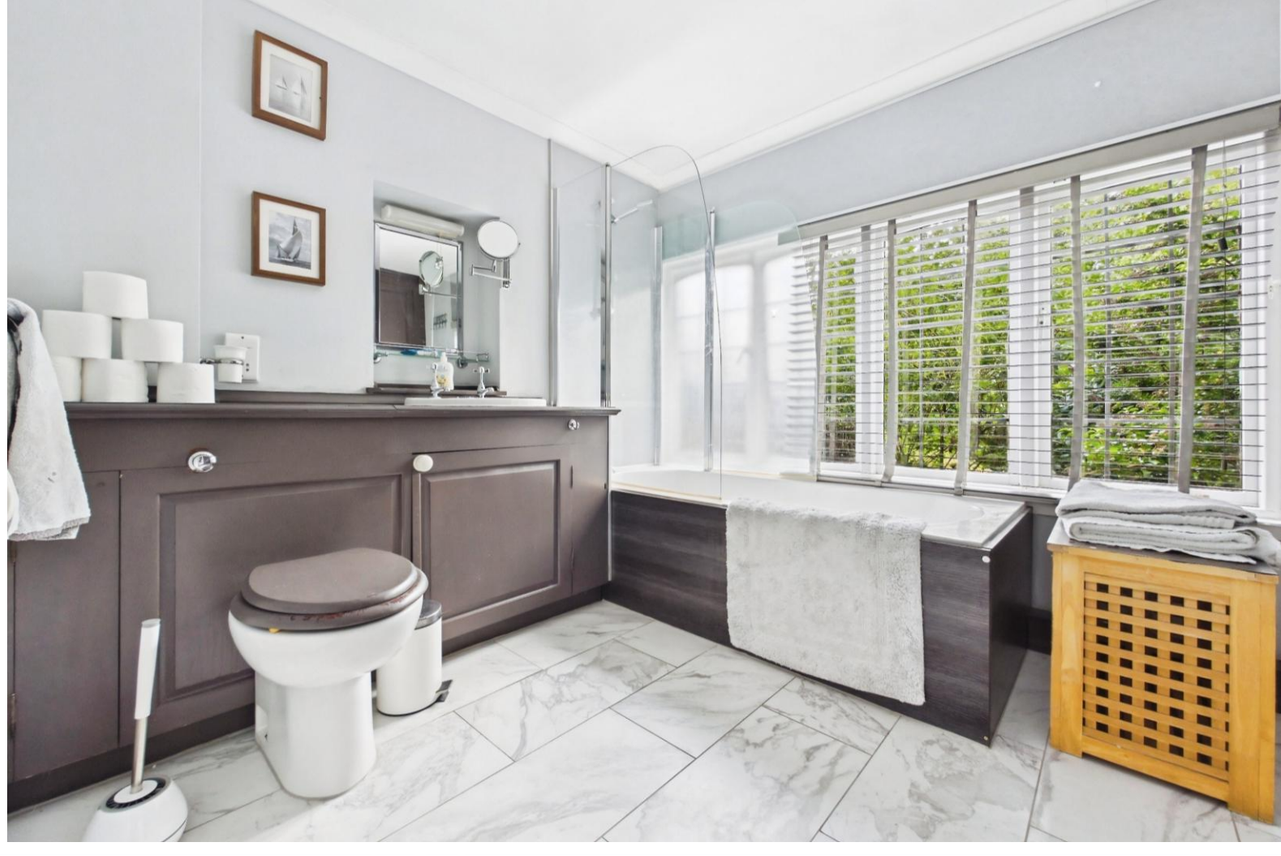
A door opens into an inner landing offering access into bedroom one, a cloakroom with WC, and a shower room. A ladder style staircase leads up to the rooftop terrace.

The shower room is principally tiled and comprises a large shower cubicle and wash hand basin.

The rooftop terrace has a brick retaining wall and is laid to decking. From this elevated position you are treated to views over the rooftops towards the picturesque River Hamble and the quay. There are steps up to a further raised area with a low retaining wall and views towards The Square.

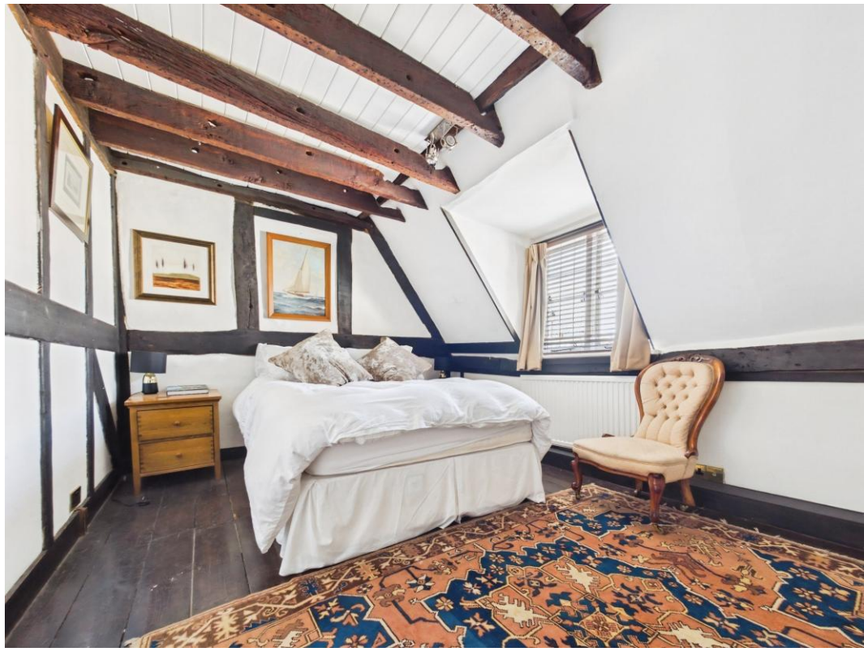
Bedroom one is of generous proportions and presents windows to the side elevations offering views down the High Street and over the garden. There are steps down to the studio and a door into the en-suite. The en-suite offers a window to the rear elevation, allowing plenty of natural light into the space. Double fitted cupboards to one wall provide excellent storage. The suite comprises a panel enclosed bath with a shower over, an inset wash handbasin with vanity storage beneath and a WC.

The studio offers a well-proportioned seating area and kitchenette comprising a range of base units with a worksurface over. There is a built under oven, electric hob and sink. A window to the front elevation offers views of the High Street and French doors to the rear open out to a terrace with wooden balustrade. A shower room comprises a shower cubicle, wash hand basin and a WC. A ladder leads up to a mezzanine area.



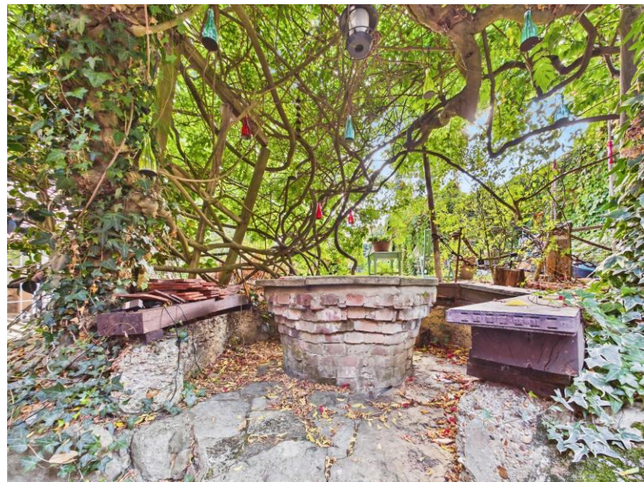
Bedroom three offers a window to the front elevation with views towards The Square, and a vanity sink. This room benefits from a small brick fireplace with tiled hearth. A door opens into the en-suite which comprises a rolltop bath with shower attachment and a WC.

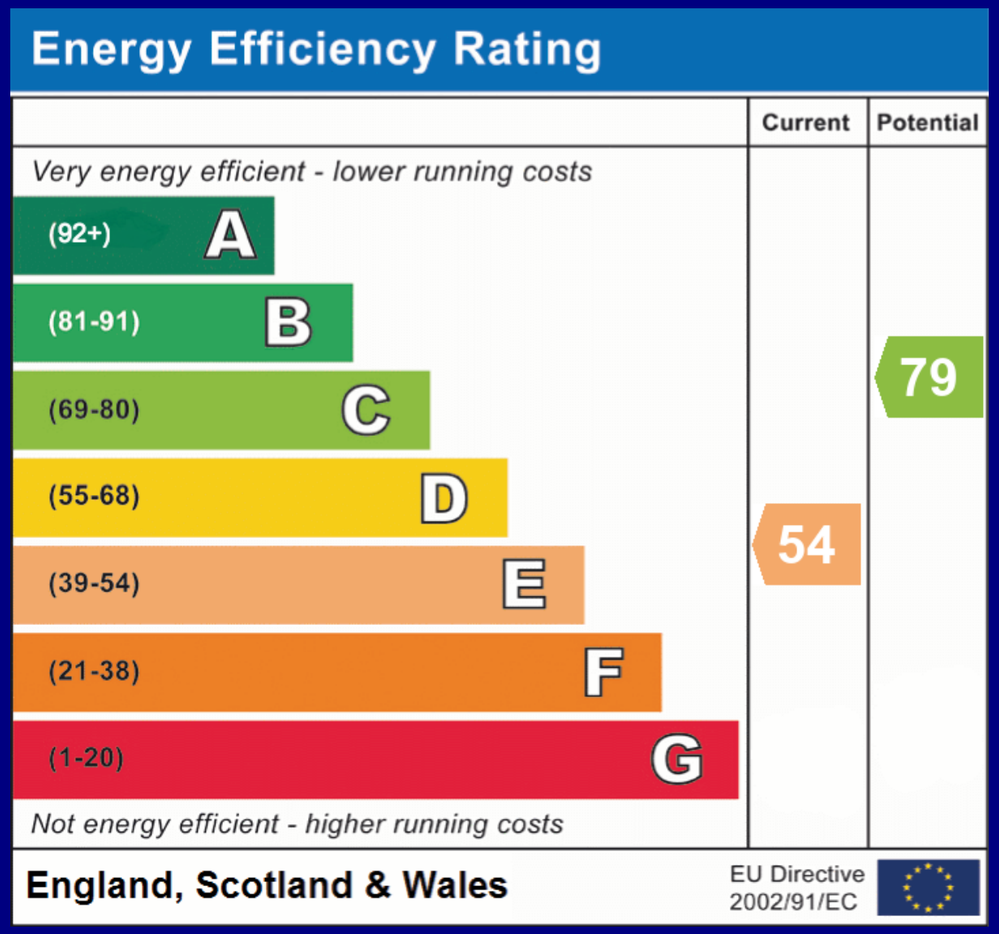
Bedroom four, at the end of the landing, is another well proportioned double room with a vanity sink. This lovely bedroom is filled with light and boasts windows to three aspects.



Outside

To the left-hand side of the property is an area providing access to the garage/store which benefits from power and lighting.
There is pedestrian access into the garden from the side of the property. The rear garden is largely laid to lawn with decorative planted borders containing an array of established plant, shrubs and trees. A sizeable patio offers an idyllic spot for outdoor entertaining and al fresco dining. The properties history continues in the garden with a notable feature, an original brick well.
Please note the property does not have allocated parking to the outside. A parking permit may be applied for through the local authority/Hampshire County Council.





COUNCIL TAX BAND: G - Eastleigh Borough Council. Charges for 2026/27 £4067.73.
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