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Satchell Lane, Copperhill Terrace, Hamble, Southampton, SO31 4HE

Charming two bedroom Grade II listed character cottage in the heart of Hamble village, occupying a sought-after position boasting river views to the rear aspect. This lovely dwelling twins original features with contemporary touches and boasts a private enclosed garden. Early viewing highly recommended. No forward chain.

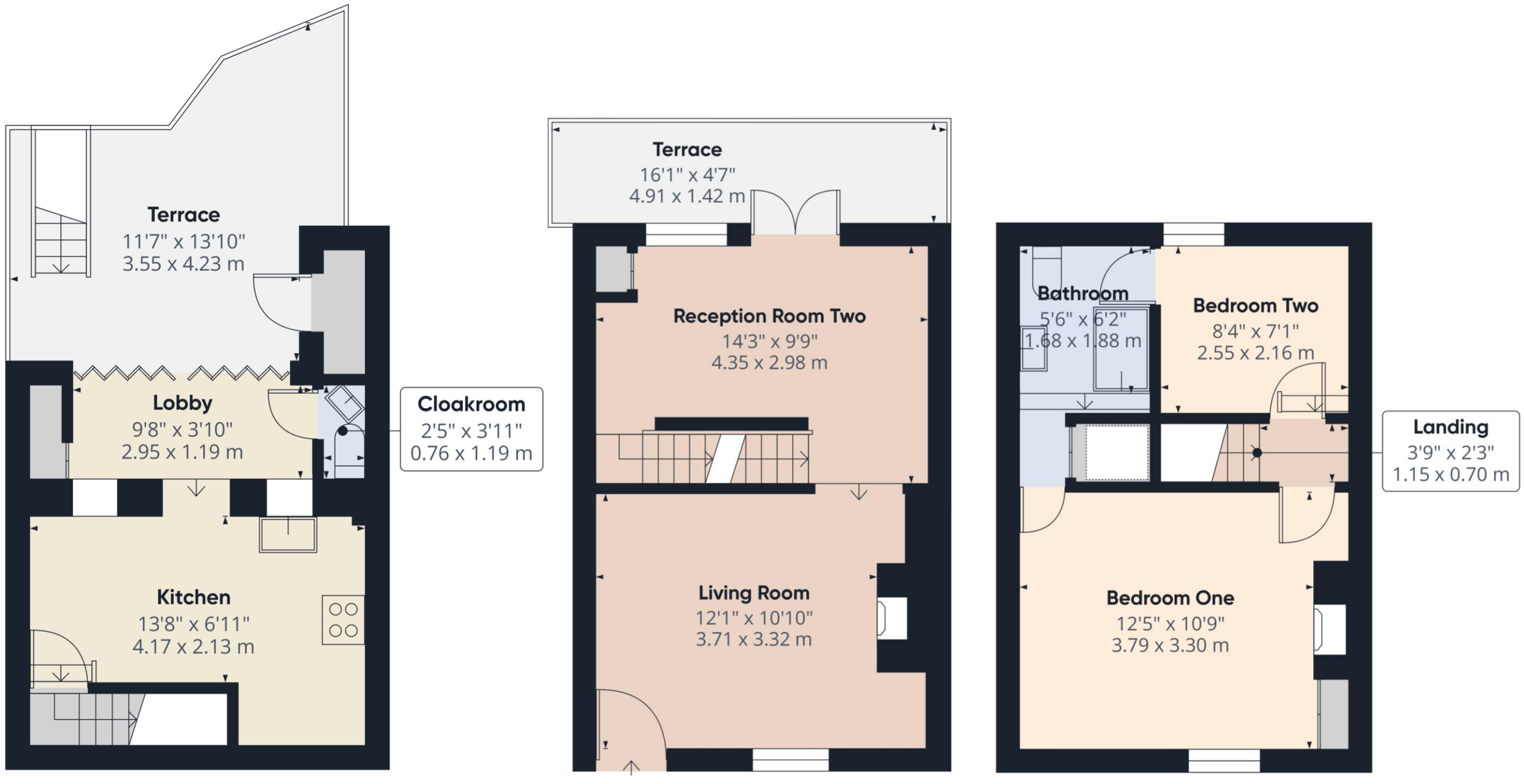
Guide Price £525,000 to £550,000 Freehold

Manns & Manns are delighted to offer this charming Grade II listed character cottage in the heart of Hamble village with views of the river from the rear aspect. This wonderful home cleverly fuses character features with contemporary touches culminating in a lovely property that perfectly blends comfort and convenience.

The location is a key highlight. Occupying a prime position in the village, the dwelling is set in a conservation area, a mere stones throw from an array of eateries, local amenities, marinas and the waterfront. Sailors will appreciate the close proximity to The Royal Southern and Royal Air Force Yacht clubs along with the Hamble River Sailing Club. Whether you're a keen sailor, nature lover, or simply seeking a characterful home with plentiful rustic charm, this wonderful property provides a rare opportunity to enjoy the very best of Hamble living.

Understood to be built in circa 1820 of distinctive Flemish bond brick elevations under a pitched tiled roof, the property benefits from gas fired heating to the ground and first floors. The lower ground floor cloakroom and lobby offer electric underfloor heating. Arranged over three floors, the ground floor boasts two reception rooms and a terrace, perfect for relaxing and entertaining. On the lower ground floor is a kitchen, cloakroom and lobby leading out to a paved terrace. The first floor presents two bedrooms and a Jack and Jill bathroom.

This delightful home offers an unrivalled lifestyle in one of the South Coast's most sought-after waterside locations. Call us today to arrange a viewing and experience first hand both the property and setting on offer.



Approximate total area(1)

721 ft²

66.9 m²

Balconies and terraces

203 ft²

18.9 m²

(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.

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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, multiple sailing clubs 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, RAF Yacht Club and Warsash Sailing Club etc.

Within Hamble, there are three marinas; Hamble Point, Port Hamble and Mercury Marina. 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.

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Ground Floor

The property welcomes you into the living room which immediately impresses. The room is bright and inviting and benefits from a front elevation window allowing plenty of natural light to fill the space. This room is centred around a fireplace, with log burner, offering a wonderful focal point and enhancing the cosy ambience on those chilly evenings.

An opening leads into the second reception room, a lovely versatile space that could be used for a number of purposes depending upon your requirements. In our opinion this room would make a delightful dining or family room. There are stairs to the lower ground floor and a door to the staircase rising to the first floor. A cupboard houses the gas fired boiler. French doors open onto and a window looks over the terrace, the idyllic spot for an early morning coffee or glass of your favourite tipple. From here you are treated to picturesque views of the River Hamble.

Lower Ground Floor

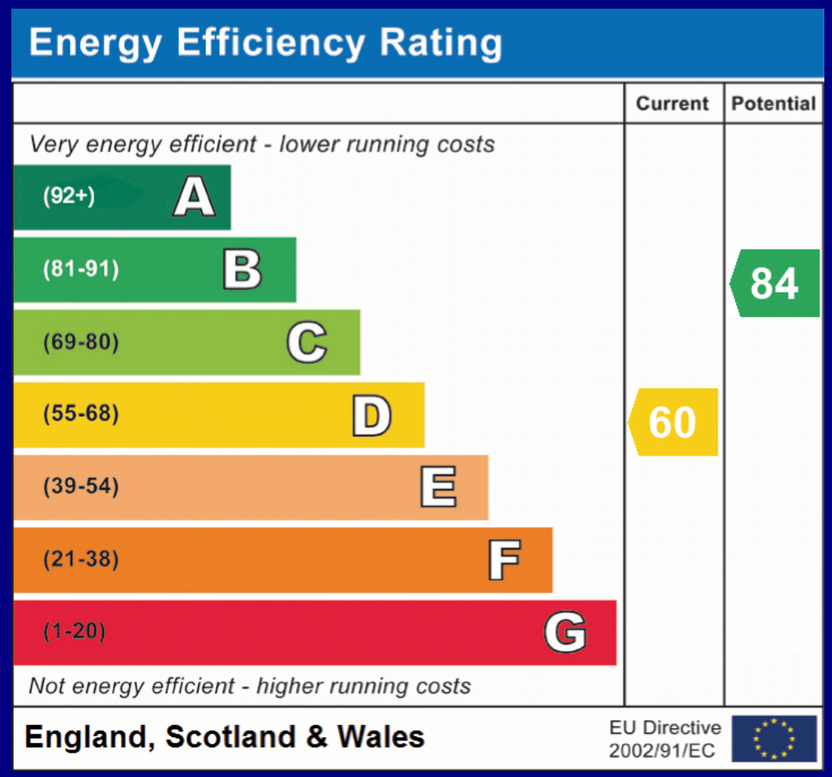
Descending the staircase to the lower ground floor is a recessed storage space and cupboard doors to access the large cellar which sits beneath the living room.
The charming and characterful cottage-style kitchen, features a range of traditional base units complemented by warm wooden worksurfaces. The kitchen benefits from a classic butler sink, two AEG ovens, a Neff five burner gas hob with an extractor above, Neff integrated slimline dishwasher and a Liebherr wine fridge providing a practical and well-equipped space for your culinary adventures.
An opening leads into the lobby area with space for a fridge/freezer and a cupboard offering useful storage. Two sets of French doors open out to the terrace connecting the indoor accommodation with the beautiful outdoor space. A cloakroom, with wash hand basin and WC, ensures comfort for all occupants and visiting guests.

First Floor

Ascending to the first floor, the landing presents doors into both bedrooms. Shelving, at the top of the staircase, offers useful linen storage.
Well proportioned bedroom one is your personal sanctuary for relaxation. This room is filled with natural light and benefits from a sash window to the front aspect. A built-in wardrobe, in the recess beside the chimney breast, offers storage space. A lovely cast-iron fireplace provides a fabulous focal point.
Bedroom two offers a window to the rear elevation boasting delightful views towards the River Hamble. This room is currently being used as a home office and occasional guest bedroom demonstrating the versatility of the accommodation on offer.
The Jack and Jill bathroom may be accessed from either bedroom. The walls are principally tiled in natural tones. A loft hatch allows access into the attic space. The suite comprises a panel enclosed bath with a rainfall effect shower over, wash hand basin with vanity storage beneath and a WC.

Outside

The tiered rear garden is fully enclosed with a pedestrian gate leading to a pathway offering access to the village and waterfront. The flagstone terrace with balustrade presents the ideal space for outdoor entertaining and al fresco dining with glimpses of the River Hamble beyond. A timber utility cupboard offers plumbing for a washing machine, and benefits from power and lighting. Steps from the terrace lead down to a block paved patio area with decorative planted borders containing a number of established shrubs. There is the added convenience of an outdoor tap. Further steps wind down to the foot of the garden where an array of mature plants, shrubs and surrounding trees offer a sense of seclusion and privacy. The flagstone patio offers a delightful seating area aside the summerhouse, which is ideal for storage or relaxing in the tranquil surroundings. Please note the property does not have allocated parking. A parking permit may be applied for through the local authority/Hampshire County Council.



COUNCIL TAX BAND: C - Eastleigh Borough Council. Charges for 2026/27 £2169.45.
UTILITIES: Mains gas, electricity, water and drainage. Gas fired central heating to the ground and first floors. Electric underfloor heating to lower ground floor cloakroom and lobby.
NOTE: Owners of the properties in Copperhill Terrace share the cost of trimming the trees (beyond the gate) by an Arborist on an ad-hoc basis.
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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