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Liberty Row, Meadow Lane, Hamble, Southampton, SO31 4RR

Stylish and spacious three bedroom village townhouse situated in the heart of Hamble. Boasting contemporary interiors, a private garden, garage and picturesque views of the river from the upper floors, early viewing is highly recommended.

Guide Price £600,000 to £625,000 Freehold

The Property

Stylish and spacious three bedroom village townhouse situated in the heart of Hamble. This wonderful home offers an unrivalled lifestyle in one of the South Coast's most sought-after waterside locations. Contemporary design twins effortlessly with coastal elegance, culminating in a home 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 searching for a comfortable, turnkey home, this fantastic property provides the perfect opportunity to enjoy the very best of Hamble living.

Liberty Row was built in 2001 of brick elevations to the exterior under a pitched tiled roof. Arranged over three floors, the property benefits from gas fired heating and double glazing. The ground floor offers a living room, kitchen/breakfast room, conservatory and cloakroom. On the first floor are two bedrooms, both with en-suite facilities. The second floor houses the principal bedroom and en-suite. Outside, a pretty rear garden is perfect for relaxing. There is a garage and allocated parking.

Call us today to avoid disappointment and arrange a viewing to experience first hand both the property and setting on offer.

Approximate total area(1)

1422 ft²

132.1 m²

Reduced headroom

38 ft²

3.6 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 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

Upon stepping into the property, you are welcomed into the hallway. Engineered wooden flooring flows effortlessly into the living room. There are doors to principal rooms and stairs rising to the first floor with a modern cloakroom beneath, ensuring convenience for all occupants and guests.
The fabulous kitchen has been thoughtfully designed and will undoubtedly provide popular with culinary enthusiasts. Contemporary herringbone pattern tiling, above the countertops, provides a bright and inviting feel. The kitchen comprises a comprehensive range of matching wall and base units with quartz worksurfaces above completed with a stylish butler sink. There is space for a range cooker with an extractor hood above. Integrated appliances include a fridge/freezer, dishwasher, washing machine and microwave. There is space for a small dining table adjacent to the front elevation window, from which views of the village square may be enjoyed.

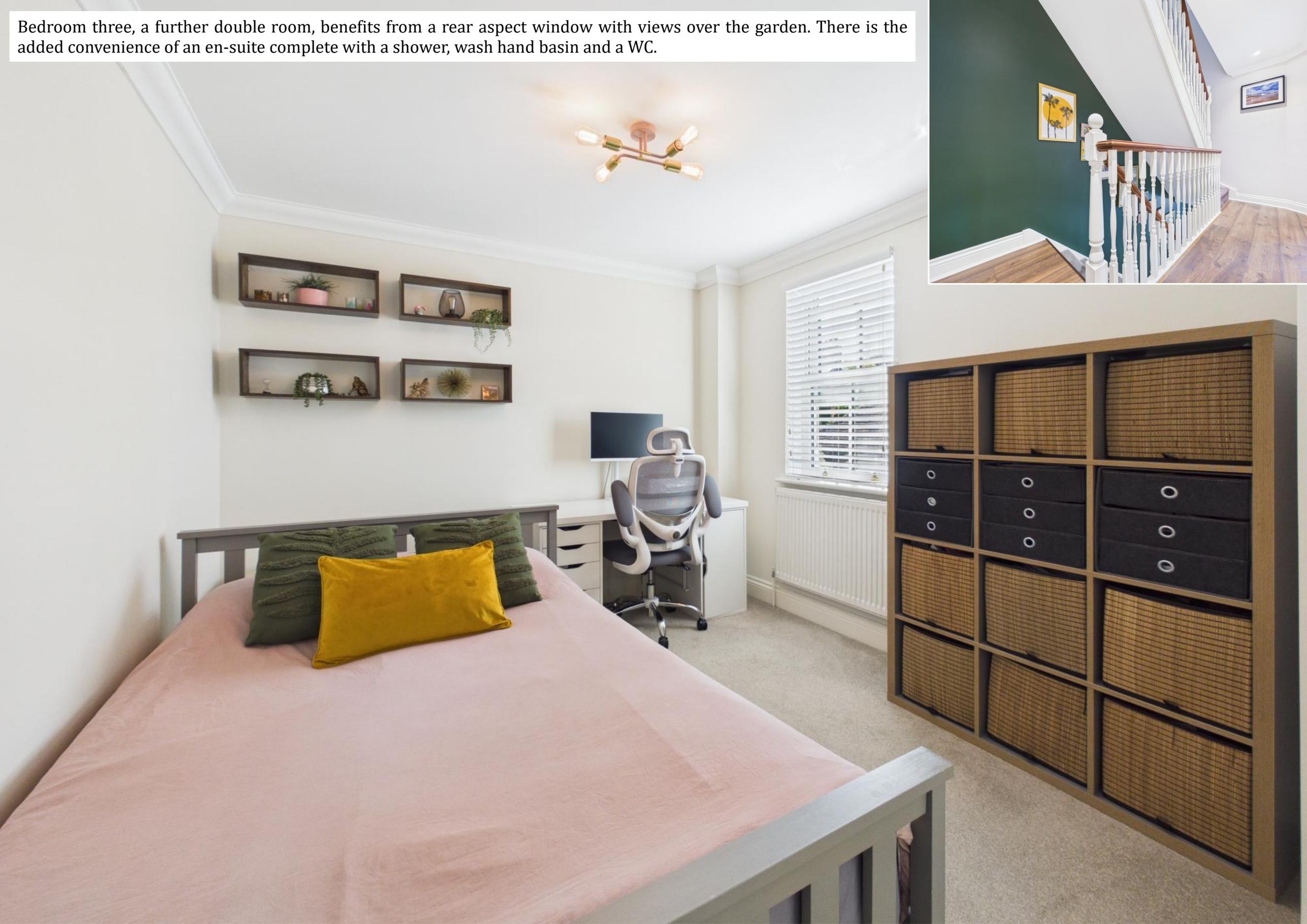
The living room is a bright and welcoming space, perfect for gatherings or simply relaxing at the end of a busy day. There are French doors and windows into the conservatory, a beautiful space filled with an abundance of natural light and providing an extension of the living accommodation. French doors open onto the patio offering a seamless transition from indoor to outdoor living.

First Floor Accommodation

Ascending to the first floor, the landing presents doors into the bedrooms and a linen cupboard which provides useful storage.

Bedroom two is a well-proportioned double room with two windows to the front aspect boasting views of the square and the River Hamble beyond. A modern en-suite comprises a panel enclosed bath with a rainfall effect shower above, vanity wash hand basin and a WC.

Bedroom three, a further double room, benefits from a rear aspect window with views over the garden. There is the added convenience of an en-suite complete with a shower, wash hand basin and a WC.



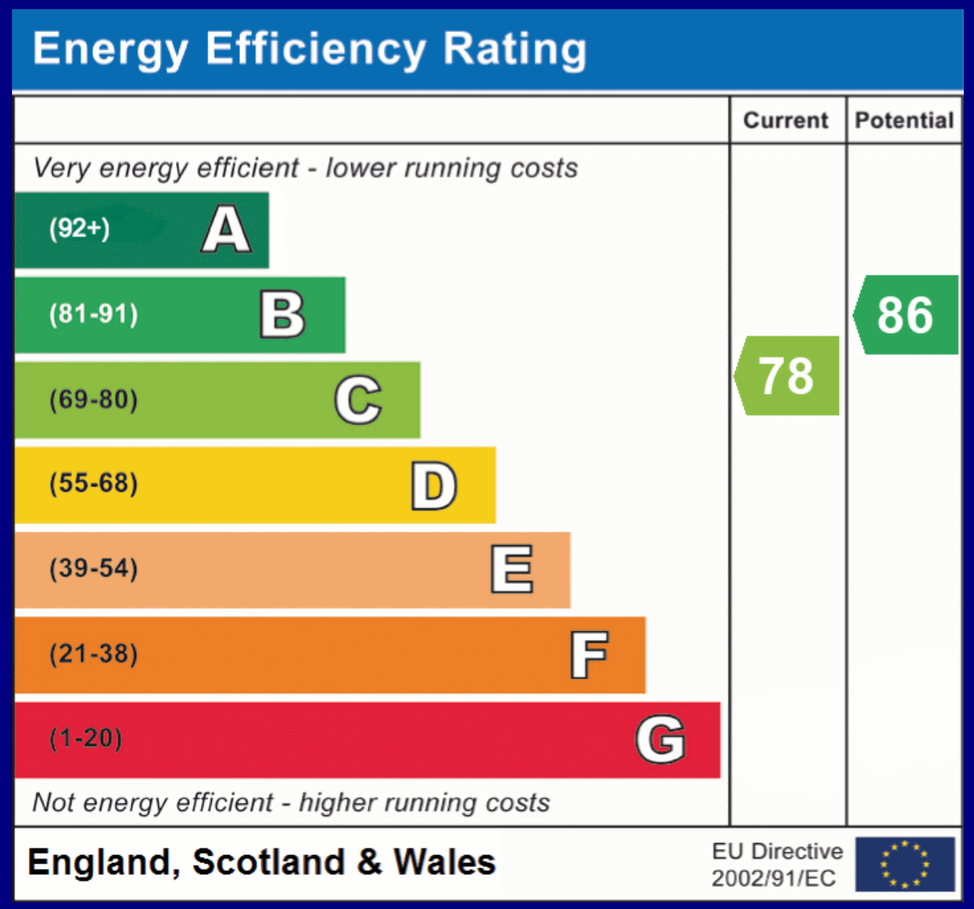
Second Floor Accommodation

Rising to the second floor, a door opens into bedroom one which has been designed to showcase the property's fabulous setting and enjoys picturesque views of the River Hamble through a front aspect window. Wake each morning to wonderful water views and enjoy the ever-changing vista from the comfort of your bedroom, making this an idyllic sanctuary within the home. This lovely bedroom benefits from excellent built in storage created to maximise the available space. The en-suite adds an extra layer of luxury and comprises a rainfall effect shower, vanity wash hand basin and a WC.

Outside

The rear garden is enclosed by timber fencing with a pedestrian gate to the parking area. This landscaped and low maintenance garden features a paved patio, perfect for outdoor entertaining and al fresco dining. A raised planted border contains a number of shrubs and trees.
The garage is currently being used as a gym/store with a dividing stud wall, which could easily be removed should the new owner wish to reinstate the garage for vehicular use.

View from bedroom one.



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