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Hampshire
SO31 8EQ

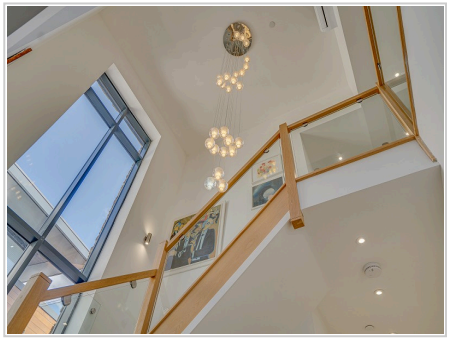
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Satchell Lane
Hamble
Southampton
Hampshire
SO31 4HL

£1,195,000











- Five bedrooms and four bathrooms on the first floor
- Wow factor open plan German custom kitchen with top range Siemens integrated appliances, quartz worktops and Quooker tap
- Generous south east facing plot with a landscaped garden and river glimpses
- Air source heat pump and Underfloor heating
- Built in 2021 to an impeccable standard throughout
- Walking distance to Hamble village and local marinas
- Karndean flooring throughout the entire ground floor
- Air conditioning units in master bedroom, lounge and kitchen/diner

0

Ref: PRA12821

Viewing Instructions: Strictly By Appointment Only

General Description

An exceptional contemporary family home occupying a generous plot within an exclusive gated development of just four properties on the river side of Satchell Lane in Hamble. Built in 2021 to an exacting standard and offering approximately 2500 square feet of internal accommodation with improvements made by the current owners, the property combines striking modern architecture, impressive proportions and a particularly high level of specification.

Accommodation

Outside

Entrance Hall (15' 11" x 14' 0") or (4.85m x 4.27m)

W.C (4' 1" x 6' 10") or (1.25m x 2.08m)

Living Room (16' 8" x 14' 0") or (5.09m x 4.27m)

KITCHEN DINING FAMILY ROOM (26' 1" x 15' 11") or (7.94m x 4.84m)

Utility Room (6' 0" x 18' 5") or (1.83m x 5.61m)

GARAGE (13' 3" x 20' 5") or (4.04m x 6.23m)

Landing

Master Bedroom (16' 8" x 14' 0") or (5.09m x 4.27m)

EN - SUITE (8' 8" x 10' 9") or (2.63m x 3.28m)

Bedroom 2 (11' 6" x 13' 7") or (3.50m x 4.13m)

BALCONY (5' 3" x 15' 11") or (1.59m x 4.84m)

EN SUITE 2 (4' 1" x 9' 3") or (1.25m x 2.81m)

Bedroom 3 (12' 2" x 9' 9") or (3.71m x 2.96m)

BEDROOM 3 ENSUITE (6' 0" x 8' 11") or (1.83m x 2.72m)

Bedroom 4 (11' 3" x 8' 11") or (3.42m x 2.72m)

Bedroom 5 (8' 11" x 8' 10") or (2.73m x 2.69m)

Bathroom (5' 8" x 9' 3") or (1.72m x 2.81m)

GARDEN

Other

Services

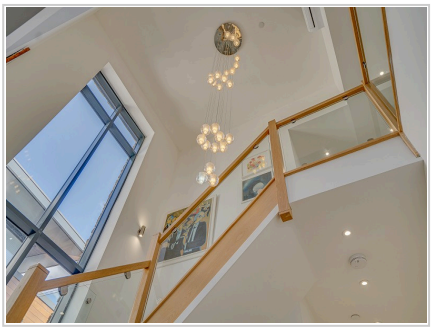
EPC Rating:76

Tenure

We are informed that the tenure is Freehold

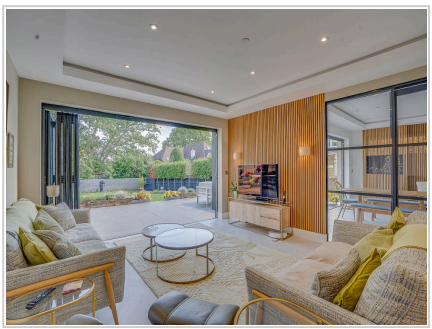
Council Tax

Band Not Specified









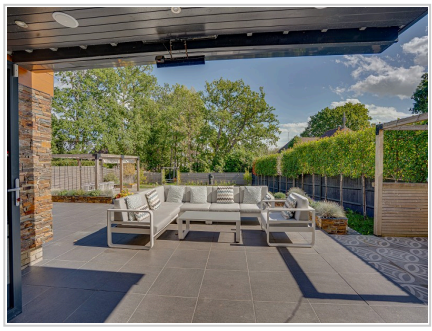






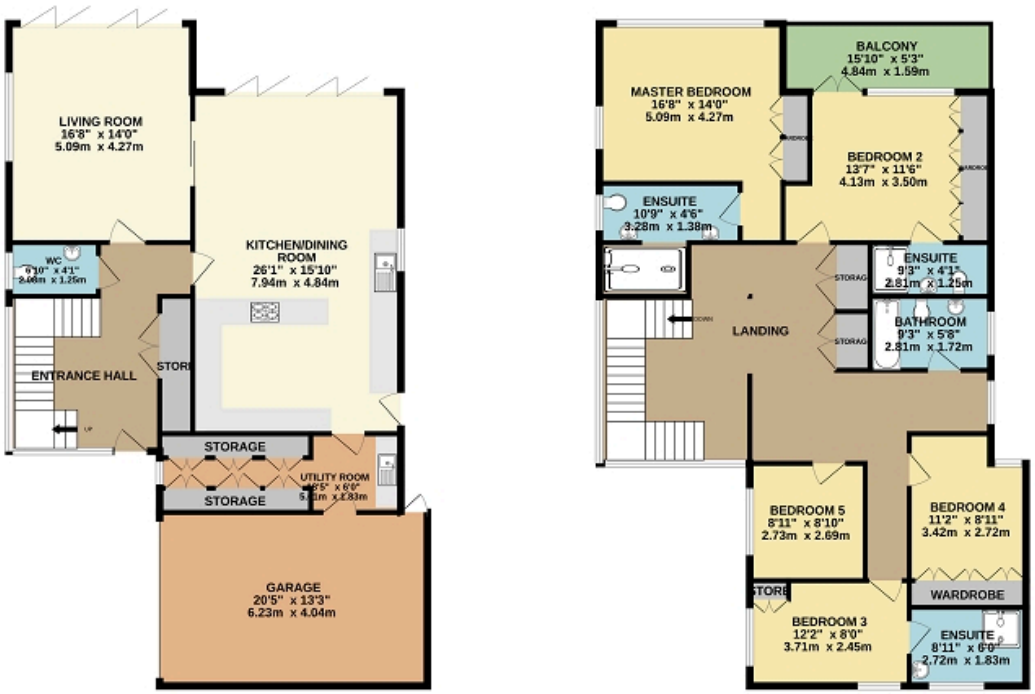




GROUND FLOOR
1249 sq.ft. (116.0 sq.m.) approx.

1ST FLOOR
1278 sq.ft. (118.7 sq.m.) approx.



TOTAL FLOOR AREA : 2526 sq.ft. (234.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.