



3 Hamble Close
Warsash
Hampshire
SO31 9GT



BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

3 HAMBLE CLOSE

PRICE GUIDE: £1,050,000

- * **SOUGHT AFTER LOCATION***
- * **CLOSE TO RIVER HAMBLE***
- * **GREAT POTENTIAL***
- * **PLANNING PERMISSION***
- * **PLOT APPROACHING 0.4 ACRES***
- * **LIVING ROOM WITH BALCONY***
- * **KITCHEN/BREAKFAST ROOM***
- * **FIVE BEDROOMS***
- * **ATTRACTIVE MATURE GARDEN***
- * **TWIN GARAGES* PARKING***
- * **NO ONGOING CHAIN***

The Property

Nestled in a sought-after and quiet cul-de-sac moments from the shores of the River Hamble, this inviting property offers a rare blend of privacy, space and potential. Set on a generous plot, the residence is framed by expansive front and back gardens, ideal for outdoor entertaining and family play.

The home's layout lends itself to both relaxed living and future personalisation, if desired. There is an impressive entrance hall and landing and an extralarge living and dining

room with a central feature fireplace, it opens onto a balcony at the front and overlooks the attractive gardens. The four/five bedrooms are well proportioned and offers flexibility for home working and/or separate playroom space. The property stands in a mature plot of 0.39 acres with ample parking and twin garages.

This property offers vast potential and has the benefit of planning permission granted (visit Fareham Planning Portal with reference P/24/1025/FP) to extend and remodel, or embrace the chance to design a custom sanctuary tailored to your lifestyle. Early viewings are recommended.

The Location

Warsash sits on the eastern shore of the River Hamble. The area is ideal for boating enthusiasts with Warsash Sailing Club, the Hamble River Sailing Club and the Royal Southern Yacht Club in Hamble-Le-Rice village. Warsash has a good selection of local shops, restaurants and pubs, as does Hamble village, which can be easily visited via the "Pink Ferry". There are plenty of public walkways along the waterside as well as Hook-with-Warsash Local Nature Reserve and Holly Hill. Catchment area schools are Hook-with-Warsash Primary School and Brookfield Community (secondary) school. Independent day/boarding schools in the area include West Hill Park and Boundary Oak School.

Directions

From central Warsash, at the roundabout, proceed up Brook Lane turning first left into Thornton Avenue. Bear left into Crofton Way and Hamble Close is on the left.

SERVICES: All main services.

TENURE: Freehold.

LOCAL AUTHORITY: Fareham.

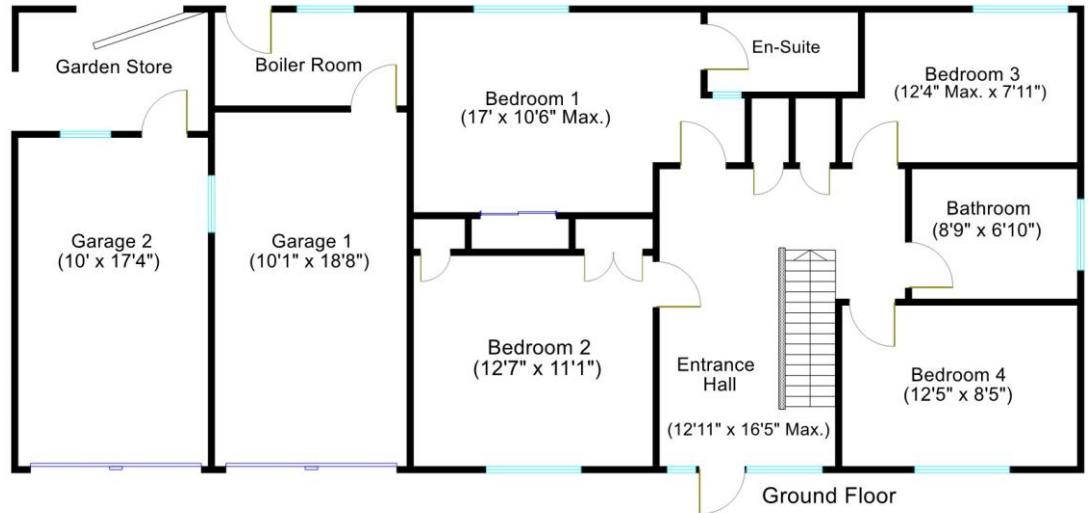
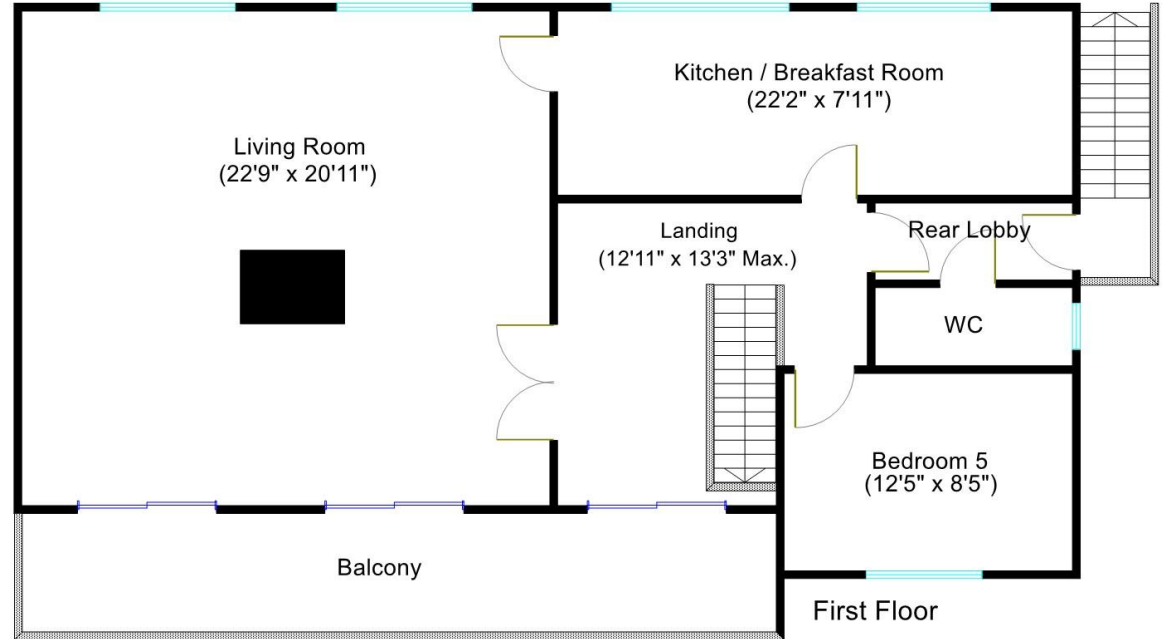
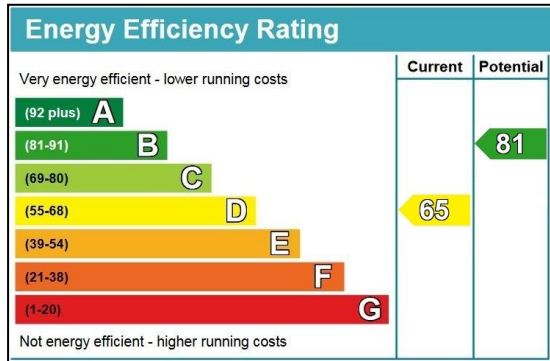
COUNCIL TAX BAND: F

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract.

All measurements contained herein are to be considered approximate only.

Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





**Total approx internal floor area: 2,258.7 sq ft/ 209.8 sqm
To include garages.**

Floor Plan for identification and guidance purposes only

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

