



School Lane, Hamble, Hampshire, SO31 4JD

Winkworth



School Lane, Hamble, Hampshire, SO31 4JD

Rare Opportunity to Purchase a Substantial Property Close to Hamble Village Centre

Penmere House was fully redeveloped and extended during 2015 and 2016, including new internal walls, floors, wiring, plumbing, slate roofing and double glazing. This 4,100 sq ft home has a contemporary design including a fabulous open plan ground floor living space and four double bedrooms all en-suite. The home is set in a lovely secluded garden with outlook over open countryside, yet is five mins walk from the charming village centre.

The splendid hallway with vaulted ceiling creates an outstanding first impression. This leads to the superb open-plan kitchen/dining/living room which is the heart of this lovely home and features an attractive Morso wood burner. This space has polished concrete flooring throughout with zoned under floor heating and enjoys an abundance of natural light courtesy of multiple glazed sliding doors leading out to the patio, private garden and swimming pool.

The bespoke SieMatic Kitchen has seamless lines, handleless units with soft closing cabinets and silestone work surfaces. Fully fitted Miele appliances include two electric fan ovens, steam oven and microwave, four ring induction hob and downdraft extractor, two dishwashers, refrigerator, and freezer. There is also a Quooker tap for instant hot water, and a water softener. Leading from the kitchen is a useful utility room and WC. The high-level Velux windows are electric open/shut, with rain sensors for automatic closing. Further accommodation includes a separate snug/family room, office, plant room and a discreetly placed 2nd staircase leading to a further home office space above the garage (which could be used as a fifth bedroom) with vaulted ceiling and under-eaves storage.

On the first floor the principal bedroom suite has a dressing room and luxury en-suite bathroom, and two sets of patio doors leading to a balcony with glass balustrade enjoying uninterrupted peaceful green views. There are three further double bedrooms, all enjoying views of the garden and all with their own en-suite shower rooms. All the bedrooms benefit from push-button electric black out blinds. There is also a large linen storage room. The large loft is accessed by a loft ladder and has further significant storage space and offers possible opportunity for further development, subject to the relevant planning permission.

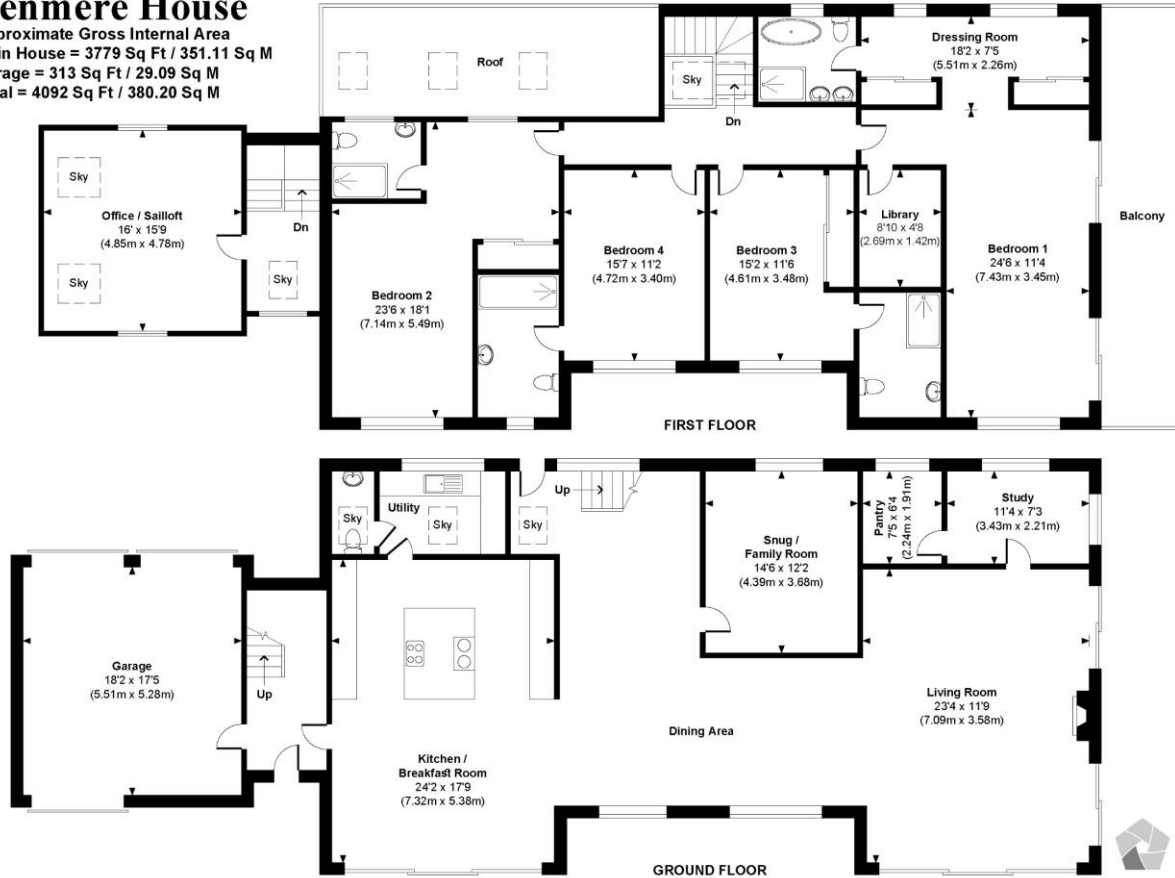
Outside, the sizeable garden is landscaped with a well-maintained lawn and high hedges giving the property seclusion. An impressive heated swimming pool, complete with push-button automatic cover, lies adjacent to the house, along with a summerhouse housing the pool filtration equipment. In front of the house there is a generous driveway, with electric gates giving access to the double garage. The garage itself has three electric doors with access into the rear garden. There are two driveways, allowing multiple vehicles or boat trailers to be parked, both with electric gated entrances.

Other features include home music system, telecom entry system, alarm and CCTV, solar heating and air source heat pump for the swimming pool. There is gas fired heating, as well as underfloor heating in the house.



Penmere House

Approximate Gross Internal Area
Main House = 3779 Sq Ft / 351.11 Sq M
Garage = 313 Sq Ft / 29.09 Sq M
Total = 4092 Sq Ft / 380.20 Sq M



© www.propertyfocus.co | Professional Property Photography & Floorplans
This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



School Lane, Hamble, Hampshire, SO31 4JD

Directions

Leaving Winchester M3 South bound, merge onto the M27. At junction 8, take the A3024 exit to Southampton E/Hamble and from the Windhover Interchange, take the 3rd exit onto Bert Betts Way/A3024. At the Windhover Roundabout, take the 2nd exit onto Hamble Ln/A3025 and over three further roundabouts to continue straight on Hamble Ln/B3397. Go past Hamble train station and primary school on your right and continue along Hamble Lane as it veers to the left. Go past the fire station on your right and then turn right into Copse Lane. Follow the road down until you reach School Lane, turn left and the property is on your right.

Location

Hamble (le-Rice), situated on the River Hamble, is a world renowned sailing hub with easy access to the cruising waters of the Solent and the South Coast, three marinas and yacht clubs, and is steeped in history, featuring a Norman Church and charming cobbled High Street with pretty cottages, popular pubs and restaurants, which leads down to the scenic River foreshore. With Hamble Common, riverside walks, the Royal Victoria Country Park and Manor Farm nearby there is much to enjoy on land as well as on the water. Southampton Airport and all main motorway access routes being within easy reach.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Eastleigh Borough Council

Council tax band: F

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU
020 7870 4878 | countryhouse@winkworth.co.uk

Winkworth

See things differently