

WHITE & GUARD  
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# 10 MARINA DRIVE

HAMBLE, SO31 4PJ

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A STUNNING WATERFRONT PROPERTY WITH VIEWS ACROSS HAMBLE MARINA

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A BEAUTIFULLY PRESENTED, THREE BEDROOM HOME  
WITH WATERFRONT VIEWS

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## INTRODUCTION

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Set on the banks of the River Hamble, this truly stunning town house has been completely remodelled and updated by the current owners and enjoys panoramic views over the River Hamble.

The property comes with a spacious sitting room with bi-fold doors that open out onto a beautiful sun terrace, a separate dining room, thoughtfully designed kitchen breakfast room and three double bedrooms, all of which are en-suite, with the third bedroom originally being two rooms with part of the room currently being used as a home office.

Additional benefits include a large decked patio area to the rear with spiral staircase leading up to the wonderful sun terrace above, there is also a further balcony from the kitchen/breakfast room, along with a garage and driveway. The property also benefits from being set within a private gated road.

Due to both the accommodation on offer and the property's wonderful location, an early viewing comes highly recommended.

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## LOCATION

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Hamble itself has always been known as a yachting Mecca and draws people in from around the world for racing, its great social scene and various celebrations staged throughout the year.

The village is also home to several exceptionally popular pubs and restaurants and provides many lovely walks, along with the Royal Victoria Country Park, which is set in 200 acres of park and woodland which is also on its doorstep.

Southampton Airport is approximately 20 minutes away as are all main motorway access routes enabling easy access into Southampton, for Portsmouth, Winchester, Chichester, Guildford and London.



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## INSIDE

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The property is approached via the driveway leading to a covered entrance porch, from which a double glazed door with matching windows to either side leads directly through to a well-proportioned entrance hall. From the hallway there is a door leading to an understairs cupboard providing useful storage space, stairs leading to the first floor and a further door that leads through to the garage.

From the first floor landing a door leads through to a large guest bedroom/office, which was formerly two rooms and has two sets of double glazed sliding patio doors that lead out onto the rear decked patio area, with a range of fitted cupboards along one wall to one end of the room. This room also has a modern en-suite shower room with walk in shower, wash hand basin set in vanity unit with cupboards below and low level WC.

A set of stairs then lead to the next level with a door leading directly through to the lovely bright and thoughtfully designed kitchen breakfast room, this room is fitted with a matching range of wall and base units, granite worktops that include a stylish breakfast bar at one end and a range of built-in appliances that include; a Miele oven with combination oven above, induction hob with extractor over, dishwasher, American fridge/freezer with ice maker, wine refrigerator and further appliance space. The room also has porcelain tiled flooring with a window to the front along with a set of patio doors that lead out onto a balcony.

The dining room, again a well-proportioned room, has solid Maple flooring and high ceiling with a set of steps to one side that lead up to the heart of the house – the truly beautiful sitting room that enjoys panoramic views over the Hamble River, again has solid Maple flooring and bi-folding doors that lead directly out onto a large rear sun terrace, which has infra red heating and lighting, remote controlled canopy and glass balustrade, in addition to a spiral staircase to one side that leads down to the large decked patio below.

There are then a further two bedrooms, bedroom two is a good size double room with a window to the front complete with Juliet balcony, fitted wardrobes and door to the side leading through to a beautifully appointed modern en-suite shower room.

On the top floor there is a beautiful 22ft master bedroom with a range of fitted wardrobes along one wall in addition to a large walk-in wardrobe to one side, en-suite bathroom, Velux window to the side and large picture window at one end that makes the most of the property's wonderful views over the water.





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## OUTSIDE

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The property benefits from a gated private road, with a brick block paved driveway to the front providing off road parking for two vehicles. The driveway then leads up to a good size garage which measures 20 ft x 10'5 ft and has an electric up and over door, power and light. To the rear of the house there is a large decked area with glass balustrade that enjoys glorious views over the Marina with a thoughtfully designed spiral staircase leading up to a beautiful sun terrace, accessed via bi-folding doors from the sitting room.

There is also a balcony from the kitchen breakfast room, perfect for those morning coffees.





## MEASUREMENTS

### SITTING ROOM

18' 9 ft x 13' 1 ft

### DINING ROOM

11' 5 ft x 9' 7 ft

### KITCHEN BREAKFAST ROOM

18' 8 ft x 9' 6 ft

### MASTER BEDROOM

22' 5 ft x 11' 7 ft

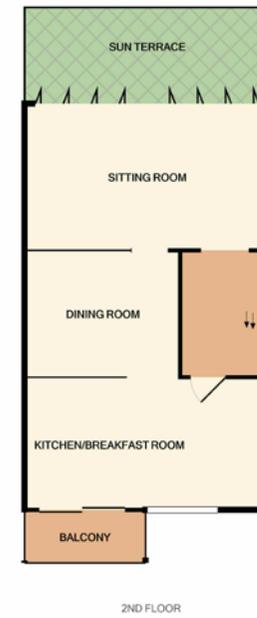
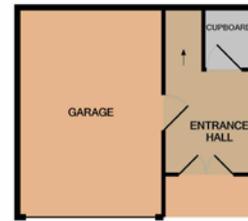
### BEDROOM TWO

12' 8 ft x 9' 8 ft

### GUEST BEDROOM/OFFICE

18' 9 ft x 14' 2 ft x 10' 4 ft (L-Shaped room)

# FLOORPLAN



1ST FLOOR



3RD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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