



£330,000
Leasehold

2 Hamblewood Court, Church Lane
Botley, Southampton, Hampshire SO30 2UE



Quick View

| | | | |
|---|--------------------------------|---|----------------------|
|  | 2 Bedrooms |  | No |
|  | 2 Living Rooms |  | 2 Bathrooms + Cloaks |
|  | Retirement Property |  | EPC Rating D |
|  | Unallocated Residents' Parking |  | Council Tax Band D |

Reasons to View

- Rare opportunity within the development - One of just two houses within this sought-after scheme of only 32 properties — a unique chance to enjoy house-style living in a managed environment.
- Beautiful riverside grounds - Well-kept communal gardens stretch down to the River Hamble, complete with a charming pergoda — the perfect spot to sit, relax and enjoy the surroundings
- Peace of mind living - With an on-site manager and 24/7 Careline alarm service, this is ideal for those seeking independence with added reassurance.
- Convenient village location - Just a five-minute stroll along Church Lane into Botley village centre, with its selection of shops, cafés and restaurants.
- Well-balanced accommodation - Two double bedrooms, both with built-in wardrobes, plus an ensuite to the main bedroom and a separate main bathroom.
- Low-maintenance outdoor space - A west-facing rear garden with artificial lawn, timber shed and rear access to parking — easy to enjoy without the upkeep.

Description

Tucked away within the sought-after Hamblewood Court development in Botley, this two-bedroom semi-detached house offers a rare opportunity to enjoy the best of both worlds — the privacy and space of a house, combined with the benefits of a managed setting.

The development itself is a real highlight, with beautifully maintained communal grounds leading down to the River Hamble. Residents can enjoy peaceful walks or simply relax by the central bandstand style pergoda, taking in the tranquil surroundings.

Stepping into the property, the entrance hall provides access to a convenient ground floor cloakroom. The living room is a comfortable and inviting space, centred around a feature fireplace, with double doors opening through to the conservatory. This additional reception area provides flexibility and enjoys views over the rear garden, with doors leading outside. There is also plumbing here for a washing machine.

The dining area flows naturally into the kitchen, which is fitted in a classic shaker style. It offers a range of storage, including a useful pull-out larder unit, along with integrated appliances including an oven, microwave, fridge/freezer and halogen hob. The combination gas boiler was installed in January 2026.

Upstairs, the landing benefits from a good-sized storage cupboard and access to the main bathroom. There are two double bedrooms, both featuring built-in wardrobes, with the principal bedroom also enjoying its own ensuite shower room.

Outside, the rear garden is designed with ease in mind, featuring artificial lawn, a timber shed for storage and a rear gate providing direct access to the parking area. With its westerly aspect, it's a lovely spot to enjoy the afternoon and evening sun.

Other Information

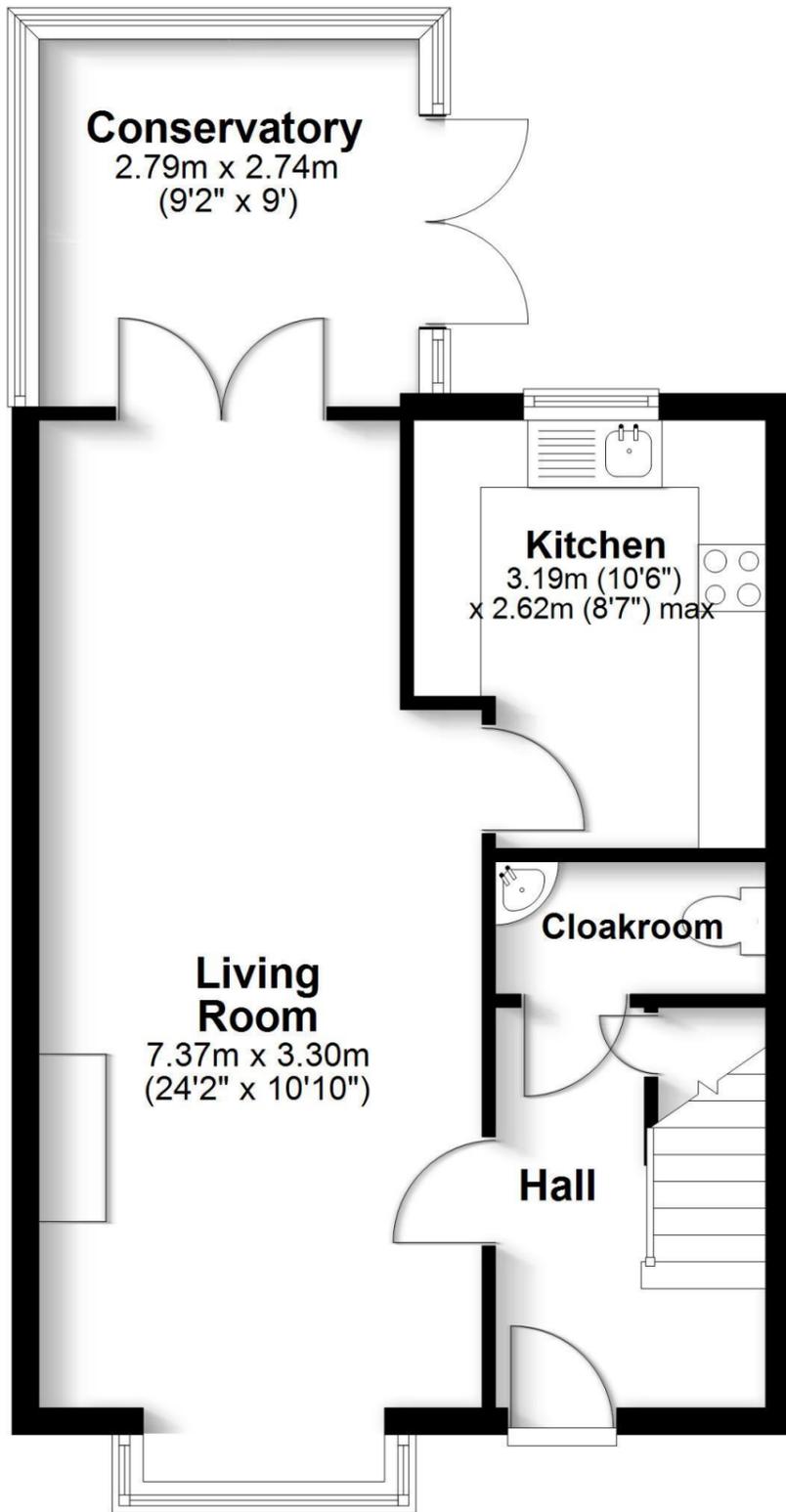
This property is for persons aged 55 years and over. It is Leasehold, the lease was extended in 2016 and has 149 years remaining. We are advised that there is no ground rent payable. The annual service charge is £3,192 payable to Stonewater Ltd the managing agents.

Directions

<https://what3words.com/exonerate.complains.daydreams>

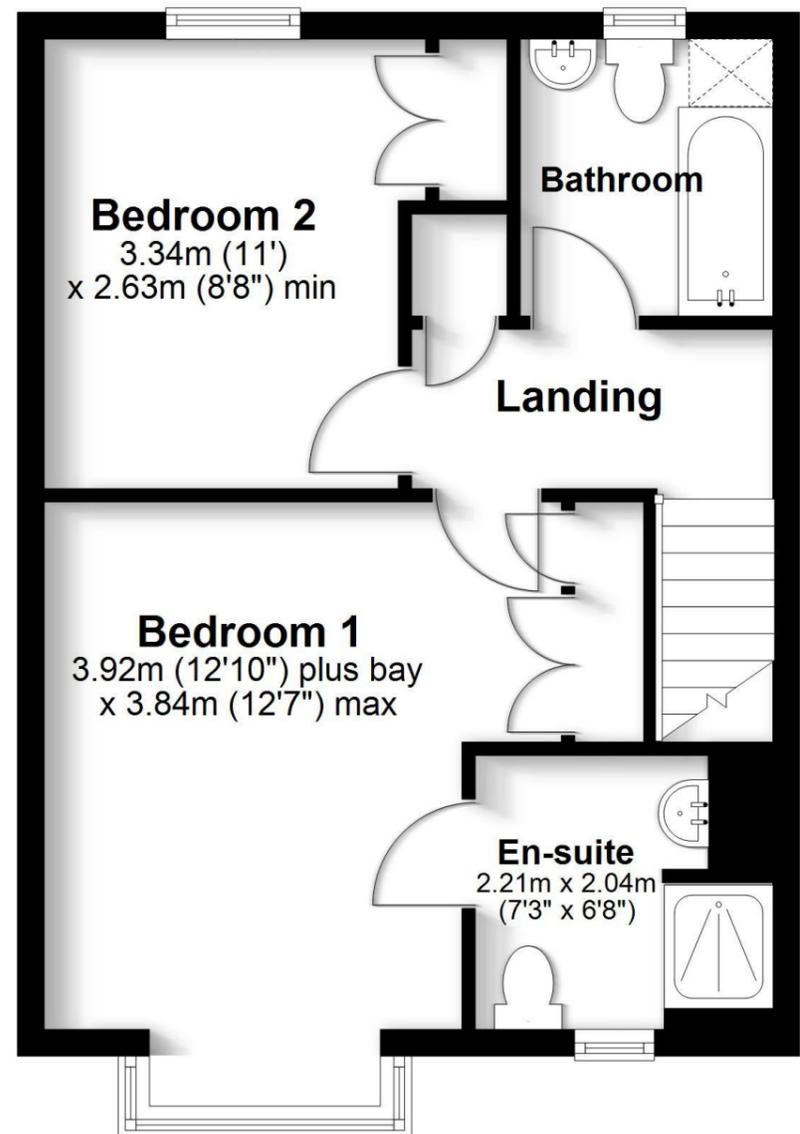
Ground Floor

Approx. 48.3 sq. metres (520.2 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.4 sq. feet)



Total area: approx. 88.8 sq. metres (955.6 sq. feet)

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