



12 Oyster Quay, Hamble,
Southampton, SO31 4BQ

HAMBLE
ESTATE AGENCY

team

12 Oyster Quay £875,000

A superb waterside mews style 3 bedroom (potentially 5) 4 bathroom home built in 2005 by Linden Homes featuring River views, a lovely orangery, good size secluded west facing garden and roof terrace, situated in the heart of Hamble close to marinas and yacht clubs.

* LUXURY WATERSIDE MEWS STYLE HOME * SITUATED IN THE HEART OF HAMBLE CLOSE TO MARINAS AND YACHT CLUBS* 3 DOUBLE BEDROOMS (POTENTIALLY 5)
* LOVELY ORANGERY * 4 BATHROOMS * GOOD SIZE SECLUDED WEST FACING GARDEN * RIVER VIEWS
* ROOF TERRACE * GARAGE & PARKING



12 Oyster Quay, Hamble



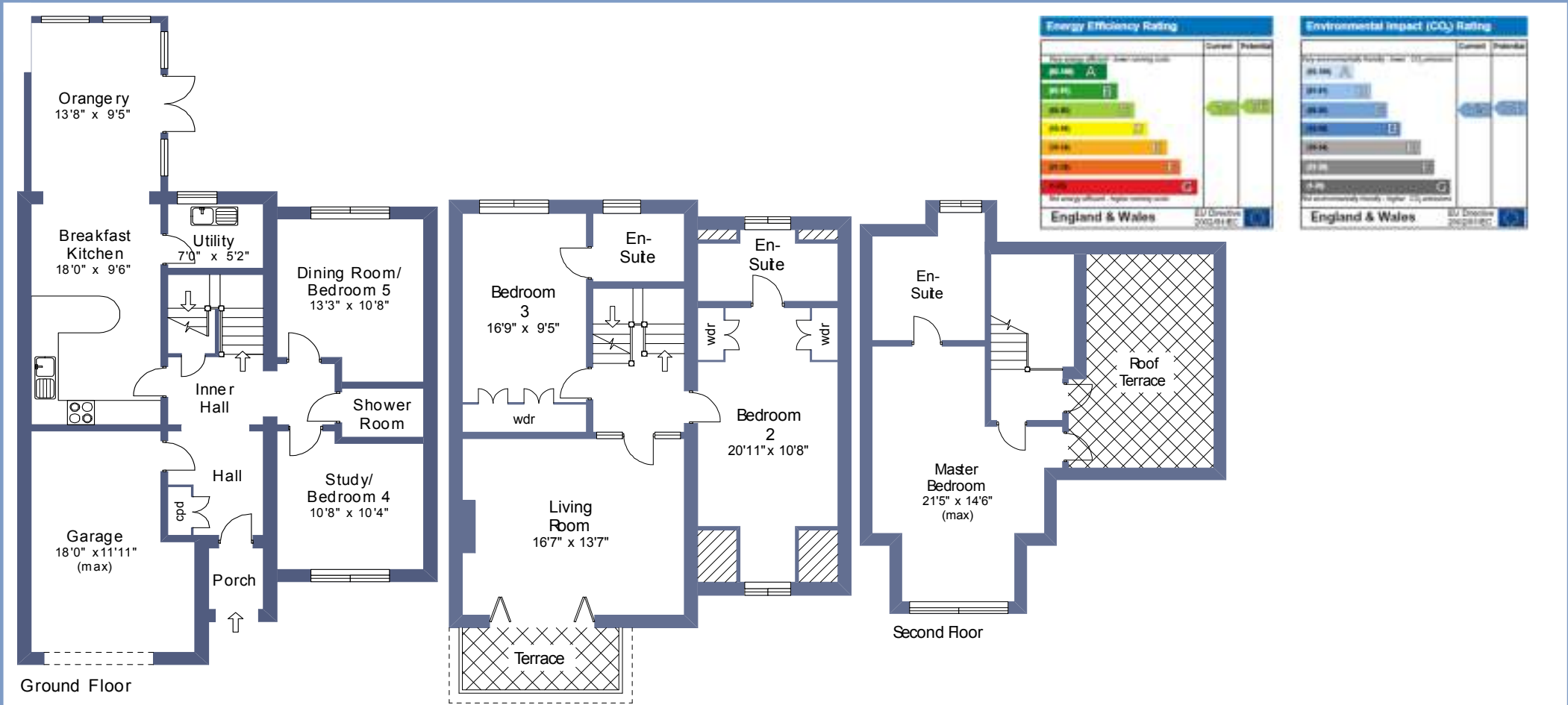
Oyster Quay is a select, private development in the heart of Hamble Village.

Front door opening into an internal porch, with space for hanging coats, further internal door to the Hallway. Turning staircase leading to the first floor accommodation, double cupboard, further large under stairs cupboard and door leading to the double garage. Luxury open plan Kitchen opening into the Orangery, fitted with an extensive range of cupboards and drawers with granite work surfaces, under cupboard lighting, granite splash back, stainless steel sink with moulded granite drainer, large range style AEG cooker with two ovens and 6 ring gas hob, stainless steel splash back and hooded extractor fan, space for American style fridge/freezer, breakfast bar peninsula opening into the Orangery, ideal entertaining with views into the private west facing garden with doors opening onto the patio. Utility room, fitted with cupboards, roll edge work surface, space and plumbing for automatic washing machine and space for tumble dryer and window to the rear. Study/Bedroom 4, large window overlooking the front with partial River views, oak wooden floor. The Dining Room/Bedroom 5, double patio doors opening to the patio and rear garden with solid oak flooring. The downstairs Shower Room is a stylish modern white suite, WC, vanity wash hand basin with cupboard storage and built in shower cubicle with mixer shower, tiling to walls, heated towel rail and tiled floor.

First Floor Accommodation Landing has a feature glass brick block dividing wall to the Living Room, comprises feature fireplace with fitted gas fire, solid oak wooden flooring and bi-fold doors opening to the Balcony with views to the River. Bedroom 2 has a large window overlooking the front with some River views. A good size double room with built in 'his and hers' wardrobes and door to the En Suite Bathroom with opaque glazed window to the rear, stylish modern white suite with WC, wash hand basin, corner shower cubicle with mixer shower, double ended bath with mixer tap and hand held shower attachment, tiling to walls, tiled floor and heated towel rail. Bedroom 3 has a large window overlooking the rear, a good size double room with two built in wardrobes and door to En Suite Shower Room with opaque glazed window to the rear, WC, wash hand basin, fitted shower cubicle with spa style shower with large shower head, tiling to walls, tiled floor. Turning staircase to split level landing, with door opening to eaves storage space. On the second floor is a door to a large roof terrace with views looking out onto the River Hamble and roof tops (Previous planning to turn this area into another room). The Master Bedroom has a large apex window overlooking the River Hamble, a large room with a door leading to the roof terrace. Door to En Suite Bathroom with opaque glazed window to the rear, a stylish modern white suite with WC, wash hand basin, corner shower cubicle fitted mixer shower and large shower head, double ended bath with mixer style tap and separate hand held shower attachment, tiling to walls, tiled floor and heated towel rail.



Outside, the rear garden is beautifully landscaped with a large patio area adjacent to the orangery, with wooden sleepers creating a raised flower bed with wood chip and an array of plants, steps leading to a smaller laid to lawn area, rising to a second tier which is paved with shrub borders, hard-standing for shed and two gates leading out to the parking area, there is light, power and outside tap. The Garage has an electric up and over door; a good size with space for a car and storage space, the boiler is here as well as the electricity and gas meter, light and power. There is also a further parking space belonging to the property.



Approx Gross Floor Area = 2661.1 Sq. Feet
(incl. both Terraces)

First Floor

Second Floor

Worthy House, High Street, Hamble, Southampton SO31 4HA
Tel: 023 80 455055 Fax: 023 80 454062
Email: post@hamblestateagency.com

teamprop.co.uk



DISCLAIMER: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 - <http://bit.ly/1s7v335>

DATA PROTECTION ACT 1998 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.