



**A WELL-PROPORTIONED DETACHED 6-BEDROOM FAMILY HOME SET WITHIN A PRIME LOCATION**

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WILLOW COTTAGE, 38 SATCHELL LANE, HAMBLE, HAMPSHIRE SO31 4HH



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HAMBLE, HAMPSHIRE SO31 4HH

Entrance hall ♦ Family room ♦ Kitchen/Sitting/Dining room  
♦ Utility room ♦ 4 first floor bedrooms, 2 en suite  
♦ Family bathroom ♦ 2 second floor bedrooms ♦ Garage  
♦ Gardens

### Situation

Hamble is one of the most sought after villages on the south coast with local specialist shops, pubs and good restaurants. There is a marina and comprehensive support facilities for the sailing enthusiast, indeed Hamble is world renowned as a centre for water sports and activities. Southampton city centre is approximately six miles distant and there are good connections to London and Winchester via the M3 and Southampton Airport Parkway which connects to London Waterloo in about 80 minutes; Southampton International Airport (10 miles) offers an excellent choice of European destinations.

### Description

Willow Cottage is located in Satchell Lane, a popular position within Hamble village and offers some flexible accommodation. A fully glazed entrance vestibule is a real feature and gives lots of light which floods into the central hallway, off which are the main living spaces including the kitchen area, which comes with a range of floor and wall mounted units including cupboard and drawer sections with work surfaces over. This is open plan to the dining area and conservatory, which provides excellent space for dining and entertaining, and from here it is open plan to the formal sitting room with central fireplace. This is a great open plan room with lots of light and well suited to modern day living. A family room at the front of the property offers further reception space.

At first floor level there are 4 bedrooms including a master bedroom with en suite bathroom, a guest bedroom with en suite shower room, and the remaining 2 bedrooms on this floor are serviced by a family bathroom. On the second floor are 2 further rooms, both of which can be used as separate bedrooms or indeed a home office or playroom. Bedroom 6 has plumbing in place ready for an en suite.





### Outside

The property is approached via a gateway which provides access onto the driveway with parking for a number of vehicles, as well as access to the garage. The gardens to the front are neatly arranged with mature boundaries, and the informal gardens are to the rear. There is a rear terrace, and the gardens are laid to lawn providing an attractive backdrop.

### Accommodation

See floor plans.

### Tenure

Freehold.

### Services

All mains services connected. Gas-fired central heating.

### Outgoings

Council Tax – Band E

### Post Code

SO31 4HH

### Local Authority

Eastleigh Borough Council

### Directions

Exit the M27 at Junction 8, at the Windover roundabout take the 2nd exit onto Hamble Lane. Proceed straight across three roundabouts continuing on Hamble Lane. Immediately after the third roundabout, turn left into Satchell Lane. The property will be found along on the left-hand side.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.





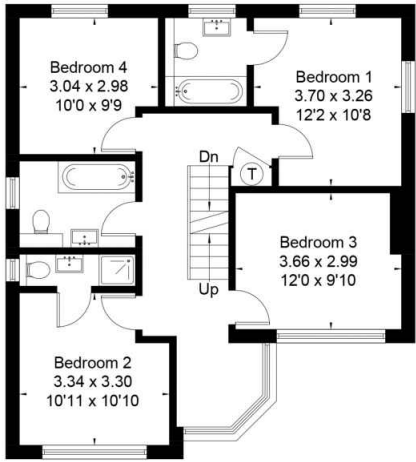
FLOOR PLANS

Approximate Area = 168.2 sq m / 1810 sq ft  
Garage = 13.5 sq m / 145 sq ft  
Total = 181.7 sq m / 1955 sq ft  
Including Limited Use Area (6.5 sq m / 70 sq ft)  
For identification only. Not to scale.  
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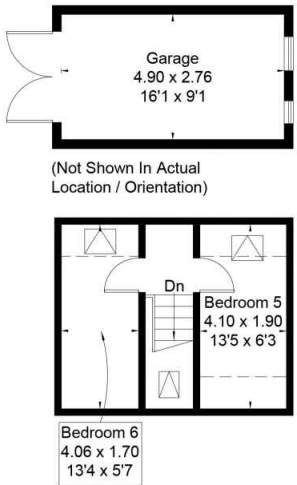


**Ground Floor**  
Area = 77.8 sq m / 837 sq ft  
(Limited Use Area = 2.4 sq m / 26 sq ft)

= Reduced head height below 1.5m



**First Floor**  
Area = 70.4 sq m / 758 sq ft  
(Limited Use Area = 0.3 sq m / 3 sq ft)



**Second Floor**  
Area = 20 sq m / 215 sq ft  
(Limited Use Area = 3.8 sq m / 41 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	