



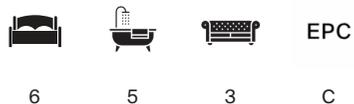
## THE POINT HOUSE, HYTHE MARINA VILLAGE

Hythe, SO45



# HYTHE MARINA VILLAGE, HYTHE

The Point House occupies one of the most exceptional positions within Hythe Marina Village, representing a truly rare opportunity to acquire one of the South Coast's finest waterfront homes.



Local Authority: New Forest District Council

Council Tax band: H

Tenure: Leasehold

Service charge: Please ask agent for more details

Guide price: £2,450,000



## HYTHE MARINA VILLAGE

Hythe Marina Village offers a unique lifestyle on the South Coast. Developed as Britain's first marina village, it provides a secure and well-managed waterfront community with full-service moorings and marina facilities. The village has two restaurants and a hotel, plus various other services. The nearby village of Hythe offers an appealing selection of shops, cafés, traditional pubs and everyday amenities. The Point House is therefore an outstanding waterfront residence of exceptional scale and position, offering a rare combination of luxurious coastal living and immediate access to one of the country's most renowned sailing waters.







## THE POINT HOUSE

The entrance is approached via double doors leading into a supremely generous reception hall, with a wonderful vaulted ceiling and view of the galleried upper floor landing, which sets the tone for the space and light found throughout the property. The principal reception room is an impressive triple-aspect sitting room with extensive glazing and two sets of doors opening directly onto the waterside terrace, perfectly framing the panoramic marina views. The kitchen connects seamlessly with a dining room that also opens onto the terrace, creating a natural setting for both indoor and outdoor entertaining. Additional ground floor accommodation includes a cloakroom, storage and an integral double garage including utility area. The bedroom accommodation is arranged across split-level first and second floors. From a galleried landing on the first floor are five well-proportioned double bedrooms, including a superb principal suite with private balcony overlooking the marina, two further en suite bedrooms and a family bathroom. A south-facing balcony provides a wonderful space to enjoy the evening sun and tranquil waterfront setting. A striking spiral staircase rises to the second floor where a further guest bedroom is accompanied by a large spa-style bathroom featuring a hot tub and sauna, offering a private retreat for guests or family.

Gas: Mains

Water: Mains

Electric: Mains

Sewage: Mains

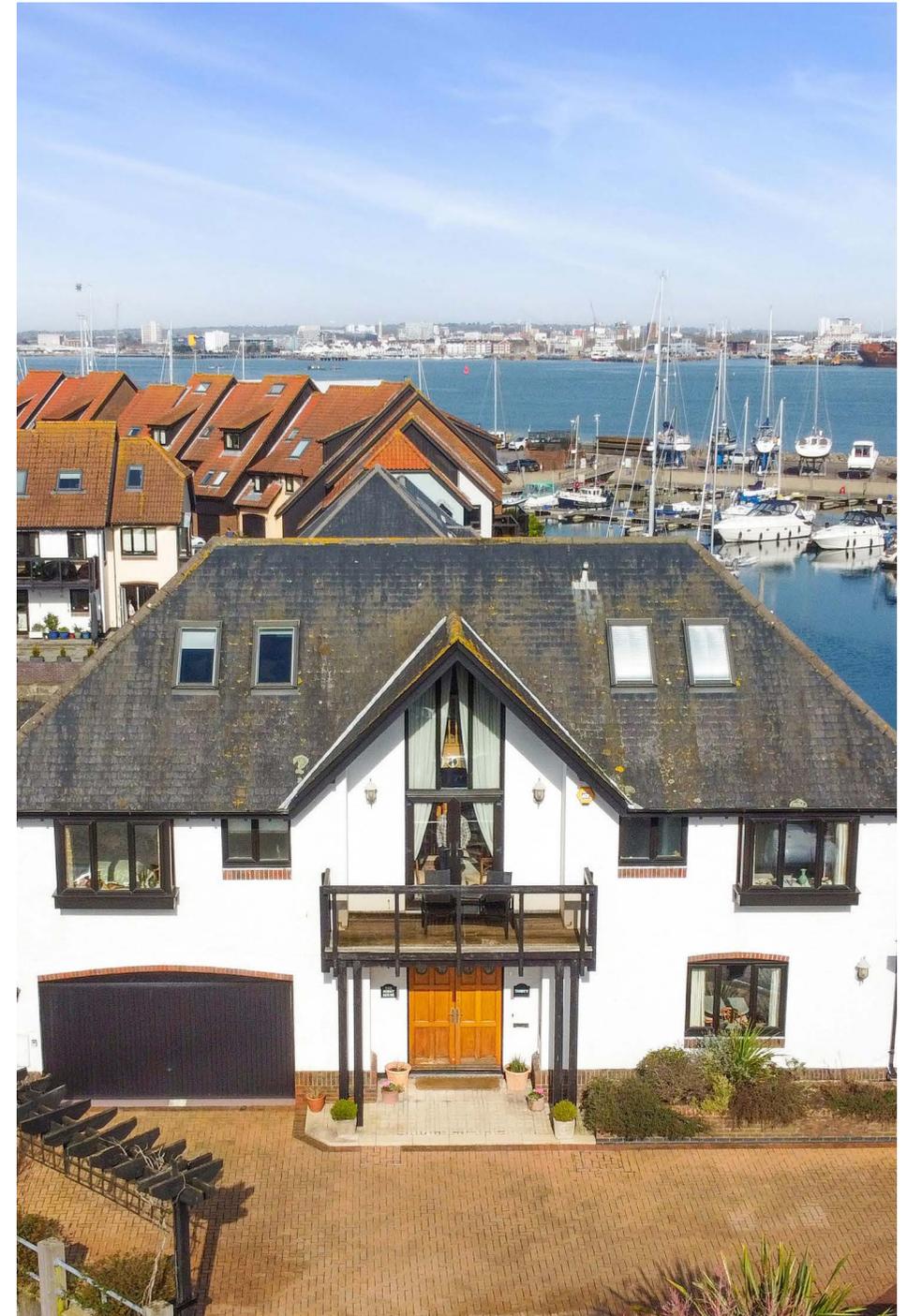


# THE POINT HOUSE

Commanding uninterrupted views across the marina and towards Southampton Water and the Solent beyond, this impressive detached residence offers a remarkable combination of scale, privacy and direct boating access.

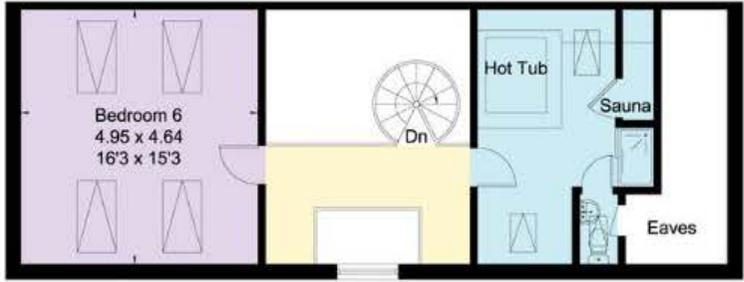
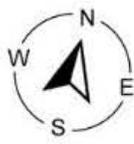
Extending to approximately 3,100 sq ft, the house is arranged over three floors and provides beautifully proportioned accommodation designed for both relaxed family living and elegant entertaining. Its position at the water's edge, together with two substantial private pontoons measuring approximately 36 metres and 12 metres respectively, makes the property particularly appealing for owners of larger yachts or powerboats, benefiting from deep-water mooring and convenient access through the marina lock to the Solent, operating 24/7.

Externally, The Point House enjoys a particularly generous plot for the marina. A sweeping driveway provides parking for several vehicles and access to the double integral garage. To the waterside, a wraparound terrace and landscaped garden create an attractive setting for outdoor dining and relaxation, with direct gated access to each of the private pontoons.





Approximate Floor Area = 288.4 sq m / 3104 sq ft  
 Garage = 37.4 sq m / 403 sq ft  
 Total = 325.8 sq m / 3507 sq ft (Excluding Void / Eaves)



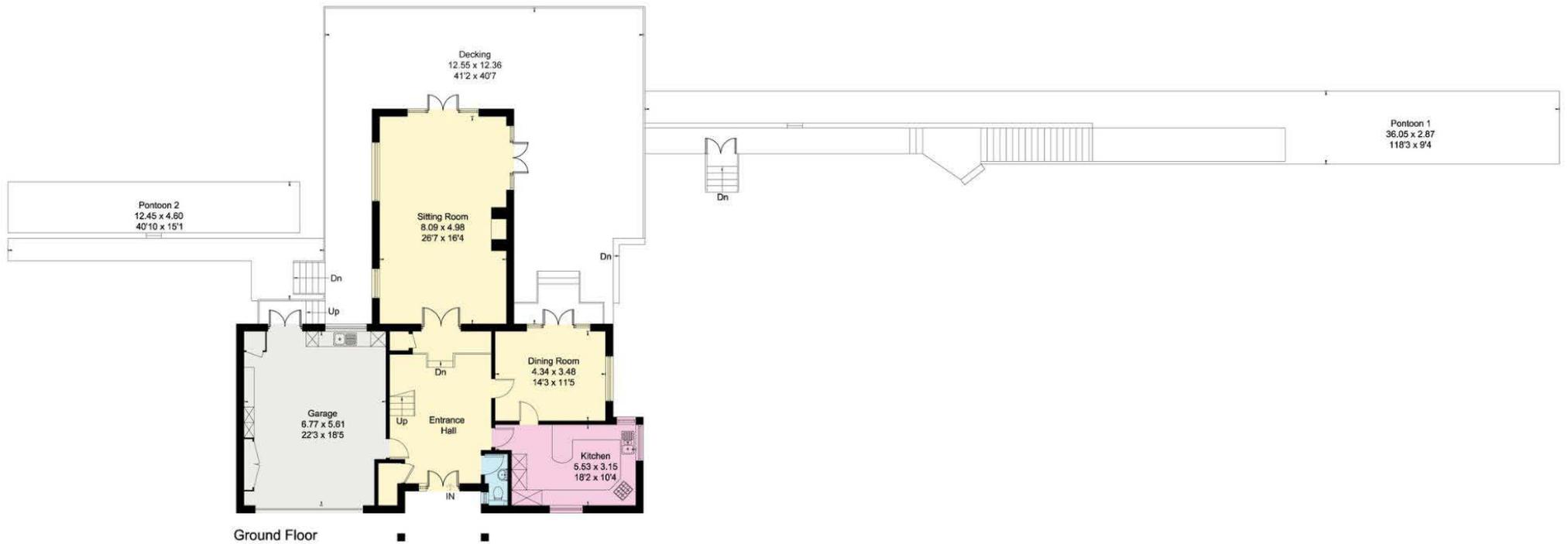
Second Floor



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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