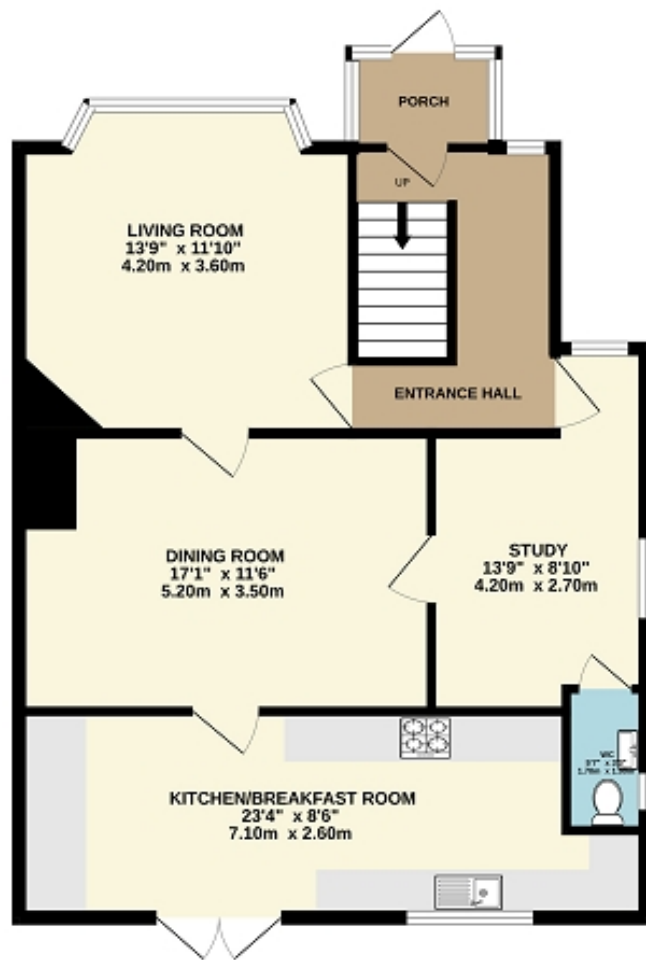
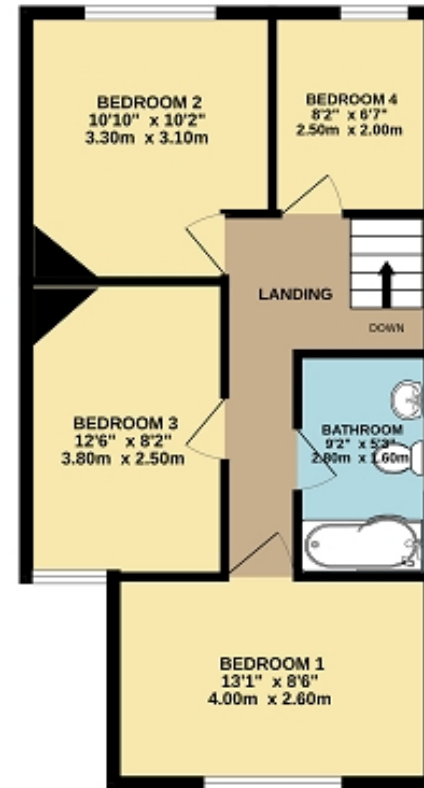


GROUND FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



ASKING PRICE

**£415,000**

Freehold

**Woolston Road, Netley Abbey, SO31 5FR**

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



**Woolston Road, Netley Abbey, SO31 5FR**

**4 Beds - 1 Baths**

A spacious family home offering four bedrooms and three generous reception rooms, located in the highly requested area of Butlocks Heath.

**FEATURES**

- Four bedrooms on the first floor, including three doubles and a single
- Flexible accommodation with three reception rooms on the ground floor
- Secluded and private garden to the rear with large outbuilding
- Modern kitchen breakfast room with breakfast bar and generous work surface space
- Off road parking to the front via driveway for multiple vehicles
- Sought after location of Butlocks Heath with brilliant public transport links



**BRAMBLES ESTATE AGENTS**

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Southampton, Hampshire

SO31 9FH

**MAYFAIR OFFICE**

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**BRAMBLES ESTATE AGENTS**

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Bursledon | Warsash | Mayfair



The versatile accommodation starts with entrance to the porch, then leading into the spacious hallway which could be further extended into the porch to offer a very impressive entrance hallway. From the hallway you can access both the lounge with a featured fireplace or the study which could also be used as a fifth bedroom. There is a downstairs WC off the study a must for any family home! The dining room is approximately the same footprint as the kitchen so could easily be separated into two separate rooms if required. The kitchen at the rear has high gloss matching units with integrated appliances and plenty of work surface space on offering including a breakfast bar.

The first floor benefits from four bedrooms, of which three are double bedrooms, the fourth currently being used as a single could be converted into an en suite if desired. A modern family bathroom with shower over bath completes the first floor. Typical with the era of the house the outside continues to offer one of the most important things....space. There is a large workshop that could be converted into a summerhouse with the benefit of double glazed windows already in place. The garden is sectioned into two areas, the first an extended patio perfect for the summer BBQ's and the second the laid to lawn area that could be used as a mini allotment for the keen gardeners. The accommodation on offer has to be viewed to be fully appreciated!



**Landing**

UPVC double glazed window to side, carpet, two radiators, loft hatch which is boarded, pull down ladder and lighting. Doors to all rooms.

**Bedroom 1 (8' 6" x 13' 1") or (2.60m x 4.0m)**

UPVC double glazed window to rear with radiator beneath, coving, carpet, moulded skirting boards, spotlights.

**Bedroom 2 (10' 10" x 10' 2") or (3.30m x 3.10m)**

UPVC double glazed window to front, radiator beneath, carpet to flooring, skirting boards.

**Bedroom 3 (12' 6" x 8' 2") or (3.80m x 2.50m)**

UPVC double glazed window to rear with radiator beneath, carpet, coving and skirting boards.

**Bedroom 4 (8' 2" x 6' 7") or (2.50m x 2.0m)**

UPVC double glazed window to front with radiator beneath, coving, carpet, skirting boards, built in cabin style bed over stairs support.

**Bathroom (9' 2" x 5' 3") or (2.80m x 1.60m)**

UPVC double glazed opaque window to side, chrome ladder style heated towel rail, panelled bath with tiled surrounding shower overhead, extractor fan, low level WC, wall mounted sink and vanity unit beneath. Vinyl flooring.

**Garden**

Garden is mainly laid to lawn separated into two sections. Large outbuilding, side access to front. Extended patio area. Outside lighting and power sockets. Additional shed.

**Outbuilding**

UPVC door with double glazed insert into outbuilding. Two double glazed windows to side. Power and lighting.



**Other**

Vendors position; Looking for onward purchase.



Brambles are delighted to offer for sale this extended family home. Since being purchased by the current owners approximately 14 years ago the property has undergone many improvements with a double storey extension one of the main benefits. This has created a fantastic kitchen at the rear of the property which provides direct access to the secluded garden.

**Porch**

UPVC double glazed front door, double glazed windows to sides. UPVC front door leading to hallway.

**Hallway**

Stairs rising to first floor, double radiator, laminate flooring and solid wooden doorways leading to office and lounge.

**Lounge (13' 9" x 11' 10") or (4.20m x 3.60m)**

Coving, Fireplace with usable chimney (no fire currently in position) Radiator under UPVC double glazed bay window to front, laminate flooring.

**Dining Room (11' 6" x 17' 1") or (3.50m x 5.20m)**

Inset spot lights, skirting boards, serving hatch, tiled flooring, door leading to office and stable door to kitchen, radiator.

**Study (13' 9" x 8' 10") or (4.20m x 2.70m)**

Two UPVC double glazed windows, laminate flooring, skirting boards, access to downstairs WC.

**W.C (5' 7" x 3' 3") or (1.70m x 1.0m)**

Low level WC, small wall mounted hand wash basin with tiled surround, tiled flooring, combination boiler, extractor fan.

**Kitchen breakfast room (8' 6" x 23' 4") or (2.60m x 7.10m)**

UPVC double glazed window over looking garden, granite worktops including breakfast bar, matching wall and base units, stainless steel sink with spring neck tap and drainer. Integrated appliances including; tumble dryer and washing machine, space and plumbing for American fridge, Range cooker and carousel cupboards, UPVC French doors with double glazed inserts leading to garden.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.