



ASKING PRICE

£385,000

Freehold

Woolston Road, Netley Abbey, SO31 5FR

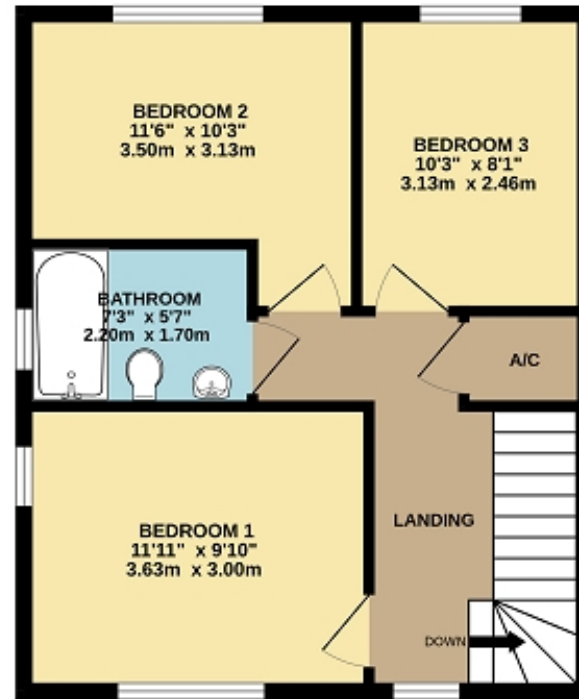
Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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Woolston Road, Netley Abbey, SO31 5FR

3 Beds - 1 Baths

An immaculately presented three double bedroom house with a stunning secluded garden measuring approximately 140ft in length.

FEATURES

- Sought after location of Butlocks Heath
- Three double bedrooms on the first floor
- Fantastic private garden measuring approximately 140ft in length
- Three reception rooms on the ground floor
- Cosy lounge with working log burner
- Off road parking via driveway to the front



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	81
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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.

BRAMBLES ESTATE AGENTS
5 Brook Lane, Warsash
Southampton, Hampshire
SO31 9FH

MAYFAIR OFFICE
15 Thayer Street
London
W1U 3JT

BRAMBLES ESTATE AGENTS
Portsmouth Road, Lowford
Bursledon, Hampshire
SO31 8EQ

Email: enquiries@brambles-estateagents.com

brambles-estateagents.com

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Upon approach the driveway to the front provides off road parking with side access leading to the rear garden via a secure pedestrian gate. The internal accommodation of the property begins with the generous hallway with a sweeping staircase rising to the first floor along with two separate storage cupboards. There is direct access to two of the three receptions off the hallway including the lounge and dining room, the latter opens up to the modern kitchen with side access and plenty of work surface. To the rear of the kitchen is the downstairs WC which was previously a shower room, this could easily be re-instated with the space on offer or a separate utility room also an option. Retreating back to the hallway and then leading into the lounge where a cast iron log burner offers a lovely central feature, this also leads to sun room a perfect room in the summer months which opens to the garden from French doors.



On the first floor the main attraction is the generous bedroom sizes with all three being doubles, the two rear bedrooms have peaceful outlooks onto the rear gardens. The modern family bathroom suite serves all three bedrooms. There is ample storage with a large cupboard on the landing, access to the loft is also on the landing with a pull down ladder, lighting and power. The loft has a Velux window to the rear which provides potential to convert into extra accommodation if needed.

Another real attraction of this home is the garden, measuring approximately 140ft in length it is a gardeners dream, offering complete privacy and separated into different sections into a large extended patio perfect for the summer BBQs and outdoor furniture, there is an abundance of flowers and mature shrubs at both borders, the central pathway leads through the garden and then to the outbuilding with power that has flexibility to be used as a home office.

Conveniently located within easy reach of local amenities and transport links, this residence offers the ideal combination of convenience and serenity. Within close proximity is the famous Royal Victoria Country Park set in approximately 200 acres of park and woodlands located on the waterfront. Netley Abbey benefits from its own railway station on the West Coastway Line. Southampton Airport and the motorway are close by enabling easy access to, Southampton, Winchester, Chichester, Guildford and London.

Hallway

Composite door with double glazed decorative insert into hallway. Under stairs storage cupboards with two separate doors. Stairs with carpet rising to first floor. Radiator. Laminate floor. Deep skirting boards. Oak panelled door with glass inserts into lounge.

Dining Room (9' 10" x 12' 0") or (3.0m x 3.65m)

Continuation of laminate flooring. Two radiators. Twin aspect room with double glazed windows to side and front. Skirting boards. Opening to kitchen.



Kitchen (13' 11" x 7' 10") or (4.25m x 2.40m)

Tiled flooring. Double glazed opaque window to side. UPVC door with double glazed opaque insert. Inset spot lights. Laminated work surfaces with tiled splashback. Shaker style matching wall and base units with modern chrome handles. Circular sink and drainer with chrome mixer tap. Single electric oven with four point gas hob above and extractor hood. Space for; dishwasher, washing machine and fridge freezer. Radiator. Coving. Skirting boards. Open archway to rear hallway.

Rear Hallway

Laminate flooring. Door to WC. Multi-pane door to sun room.

W.C (7' 0" x 7' 7") or (2.13m x 2.30m)

Previously a downstairs shower room with plumbing and space to put to reinstate as a shower room or utility room. Laminate flooring. Double glazed opaque window to side. Low level WC in concealed cistern. Tiled walls. Pedestal hand wash basin. Radiator. Skirting boards.

Lounge (13' 11" x 11' 6") or (4.25m x 3.50m)

Deep moulded skirting boards. Two radiators. Carpet. Coving. Central working cast log burner in tiled hearth and with oak mantelpiece.

Sun Room (7' 7" x 10' 10") or (2.30m x 3.30m)

Laminate flooring. Double glazed windows to rear and side. Roof replaced in approximately 2021. French doors with double glazed inserts leading to garden. Radiator. Skirting boards.

Landing

Continuation of carpet. Skirting boards. Double glazed window to front. Door to large storage cupboard (previous airing cupboard). Access to loft with pull down ladder, loft has power, lighting and Velux window to the rear. Radiator. Doors to all rooms on first floor.



Bedroom 1 (9' 10" x 11' 11") or (3.0m x 3.63m)

Twin aspect room with double glazed windows to front and side. Radiator. Carpet. Skirting boards.

Bedroom 2 (10' 3" x 11' 6") or (3.13m x 3.50m)

Carpet. Radiator. Double glazed window to rear overlooking garden. Skirting boards.

Bedroom 3 (10' 3" x 8' 1") or (3.13m x 2.46m)

Carpet. Coving. Radiator. Double glazed window to rear overlooking garden. Skirting boards.

Bathroom (5' 7" x 7' 3") or (1.70m x 2.20m)

Tiled flooring and walls. Panelled bath with shower screen, fitted attachment and tiled surround. Double glazed opaque window to side. Low level WC. Modern ladder style heated towel rail. Pedestal hand wash basin with chrome mixer tap. Wall mounted mirrored vanity unit. extractor fan.

Garden

Measuring approximately 140ft in total with an extended patio with outside lighting. Secure gate to the side leading to front. Pathway leading down the garden with laid to lawn areas to both sides. Flower bedding with mature shrubs and flowers to borders. Garden shed on concrete base. Outbuilding constructed in 2022 currently used as home gym but with power suitable as a home office if needed. Further garden to the rear with raised sleepers.

Other

Tarmac driveway to the front. Step up to front door. Eastleigh borough council tax band C- £1,947.58 Sellers position- Need to find, onward chain.



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