



ASKING PRICE

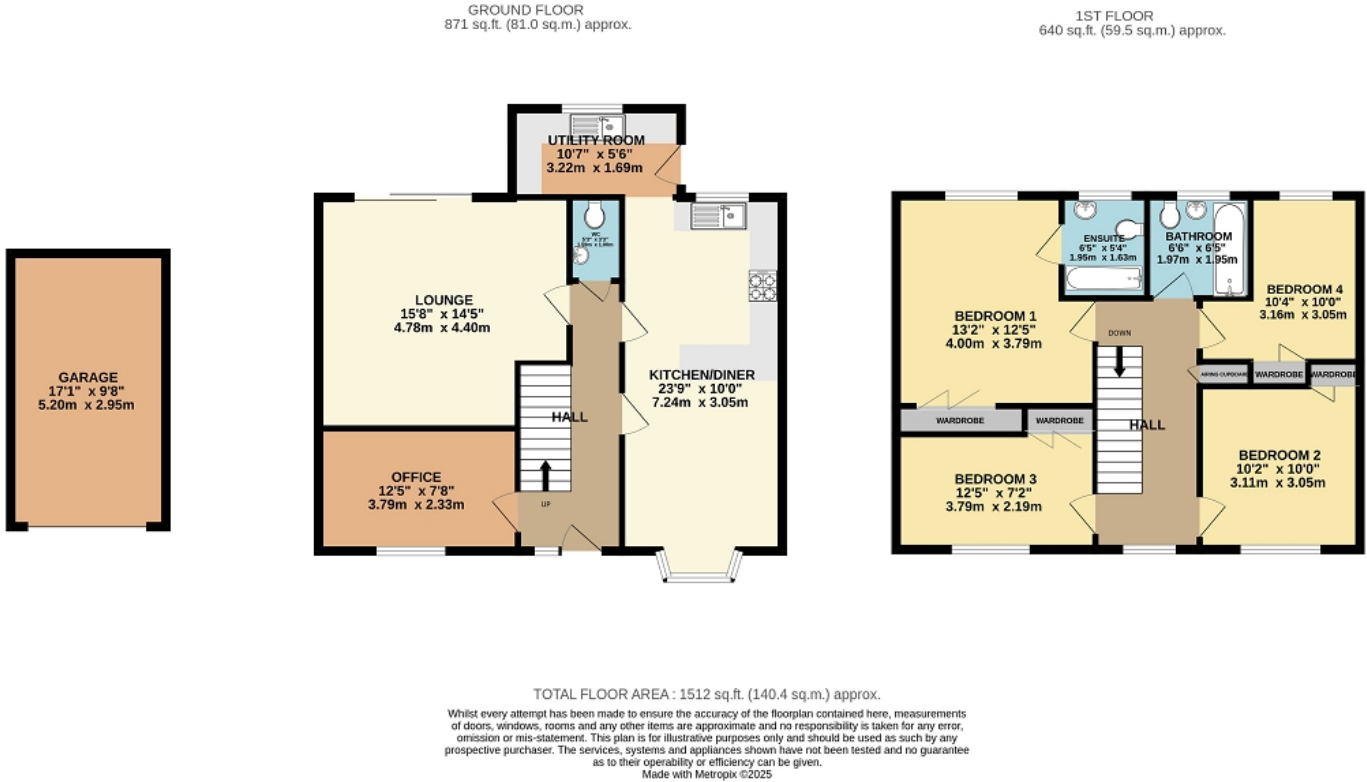
£600,000

Freehold

Abbots Way, Netley Abbey, SO31 5QX

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Abbots Way, Netley Abbey, SO31 5QX

4 Beds - 2 Baths

Brambles Estate Agents are delighted to market his fantastic, four bedroom family home with garage and driveway parking. Nestled in a quiet cul-de-sac location in Netley, within easy reach of local amenities and Royal Victoria Country Park.

FEATURES

- Detached home with large frontage
- Four bedrooms all with fitted wardrobes
- Family bathroom plus en-suite to master bedroom
- Modern, open plan kitchen/diner with integrated appliances
- Utility room and downstairs WC
- Single garage plus driveway parking for several vehicles
- Private, secluded rear garden
- Quiet cul-de-sac location just a short distance from the local amenities of Netley



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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Set in a quiet cul-de-sac location in the sought after village of Netley Abbey, this four bedroom detached home has an abundance of selling features to offer!

As you pull up on the sweeping driveway you can appreciate the large frontage and curb appeal of this wonderful family home. There is parking on offer for several vehicles, plus the additional benefit of a single garage. Internally, the property offers two reception rooms on the ground floor, plus a fantastic open plan kitchen/diner which has been recently modernised to a high standard and is offered with integrated appliances and breakfast bar, an entertaining space most hosts would dream of! A separate WC and utility room mean that the daily essentials can conveniently be taken care of whilst keeping the home clutter free. Upstairs you will find four well-proportioned bedrooms, all with fitted wardrobes, and in addition to the family bathroom an en-suite serves the master. Outside you can enjoy the oasis of the private, secluded back garden which has been mainly laid to lawn with a patio and decked area.

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.



Outside
Sweeping driveway laid to shingle offering parking for 6 vehicles. Area laid to lawn flower bed. Sheltered porch canopy over front door. Single garage.

Hallway (16' 11" x 6' 6") or (5.15m x 1.98m)
Composite front door with glazed insets. Frosted glazing to side of door. Laminate flooring. Deep moulded skirting boards. Radiator. Carpeted staircase with wooden hand rails rising to first floor. Under stairs storage cupboard. Inset spots. Doorways leading off to all rooms on ground floor.

Office (7' 8" x 12' 5") or (2.33m x 3.79m)
Wooden panelled door with brass fittings. Double glazed window to front. Radiator. Laminate flooring. Skirting boards. Inset spots.

Lounge (14' 5" x 15' 8") or (4.40m x 4.78m)
Oak door with glazing. UPVC double glazed French doors open to back garden. Carpet. Deep moulded skirting boards. Radiator. Wooden panelling feature wall. Fireplace with tiled heath and oak beam mantle.

W.C. (5' 3" x 3' 3") or (1.59m x 1.0m)
Wooden panelled door with brass fittings. Laminate flooring. Deep moulded skirting boards. Low level WC with concealed cistern. White hand wash basin with chrome mixer tap and vanity unit below. Tiled splash back. Inset spots. Extractor fan.

Kitchen/Dining Room (23' 9" x 10' 0") or (7.24m x 3.05m)
Wooden panelled door with brass fittings. Double glazed bay window to front. Double glazed window to rear. Laminate flooring. Deep moulded skirting boards. Full range of matching wall and base units. Worksurfaces with drainer inserts and incorporating breakfast bar with space for bar stools. White butler style sink with Quooker tap. Integrated dishwasher and wine fridge. Integrated electric double oven and four point gas burner hob with extractor hood above. Radiator. Inset spots. Opening to utility room.

Utility Room (5' 7" x 10' 7") or (1.69m x 3.22m)
Two double glazed windows to rear. UPVC double glazed door opens to back garden. Laminate flooring. Deep moulded skirting boards. Base units. Larder cupboard. Integrated fridge freezer. Space and plumbing for washing machine. Work surface with drainer inserts. White butler style sink with chrome mixer tap. Radiator. Inset spots.

Garden
Mainly laid to lawn. Patio area. Decked area. Hedge rows providing privacy. Outdoor tap. Shingle pathway to wooden gate providing side access.



Landing (15' 8" x 6' 6") or (4.78m x 1.99m)
Double glazed window to front. Carpet. Deep moulded skirting boards. Radiator. Access to partially boarded loft with pull down ladder and lighting. Storage cupboard with shelving.

Bedroom One (13' 1" x 12' 5") or (4.0m x 3.79m)
Wooden panelled door with brass fittings. Double glazed window to rear. Carpet. Skirting boards. Radiator. Fitted wardrobe via wooden panelled concertina doors. Doorway to en-suite.

En Suite (6' 5" x 5' 4") or (1.95m x 1.63m)
Wooden panelled door with brass fittings. Double glazed, opaque window to rear. Tiled floor. Tiled walls. Pedestal wash basin with chrome taps. Low level WC with cistern. Panel bath with chrome shower above. Inset spots. Extractor fan. Radiator.

Bedroom Two (10' 2" x 10' 0") or (3.11m x 3.05m)
Wooden panelled door with brass fittings. Double glazed window to front. Carpet. Moulded skirting boards. Radiator. Fitted wardrobe via wooden panelled concertina door.

Bedroom Three (7' 2" x 12' 5") or (2.19m x 3.79m)
Wooden panelled door with brass fittings. Double glazed window to front. Carpet. Skirting boards. Radiator. Fitted wardrobe via wooden panelled concertina door.

Bedroom Four (10' 4" x 10' 0") or (3.16m x 3.05m)
Wooden panelled door with brass fittings. Double glazed window to rear. Laminate flooring. Skirting boards. Radiator. Single fitted wardrobe via wooden panelled concertina door.

Family Bathroom (6' 5" x 6' 6") or (1.95m x 1.97m)
Wooden panelled door with brass fittings. Double glazed, opaque window to rear. Tiled floor. Tiled walls. Low level WC with cistern. Pedestal wash basin with chrome taps. Panel bath with chrome taps and hand held shower attachment. Radiator.

Garage (17' 1" x 9' 8") or (5.20m x 2.95m)
Single garage. Up and over door. Power and lighting.

Other
Eastleigh Borough Council Tax Band E £2645.56 2025/26 charges
Vendors position: Need to find



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