

ASKING PRICE

£389,950

Freehold

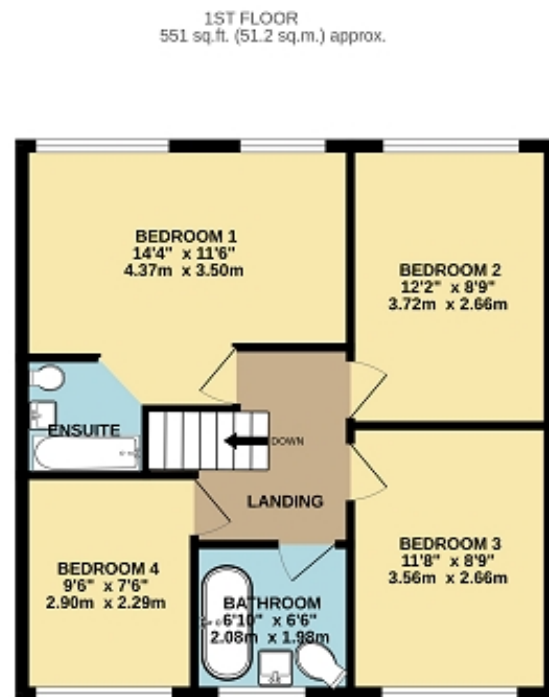
Newbridge, Netley Abbey, SO31 5PP

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BRAMBLES



TOTAL FLOOR AREA: 1341 sq.ft. (124.6 sq.m.) approx.  
Whilst every effort 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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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>		
(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		

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.

Newbridge, Netley Abbey, SO31 5PP

4 Beds - 2 Baths

This extended four-bedroom family home with driveway parking is ideally located in the sought after Netley Abbey, just a short walk from local amenities and Southampton foreshore.

### FEATURES

- Four well-proportioned bedrooms, including master with en-suite
- Family bathroom plus handy downstairs shower room
- Designated dining room and utility room adding convenience and practicality
- Conservatory overlooking landscaped rear garden
- Newly laid driveway offering ample off road parking
- Desirable Netley Abbey location, close to local amenities, schools, and transport links



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Situated in the highly sought-after area of Netley Abbey, this extended four-bedroom home offers generous living space thoughtfully laid out for family life, making it an ideal long-term family home.

The ground floor boasts a bright and spacious lounge to the front of the property. The fitted kitchen offers ample storage and preparation space, complemented by a separate utility room for added convenience. A designated dining room creates a perfect spot for family meals and entertaining, while the conservatory at the rear of the home overlooks the landscaped garden, filling the space with natural light. A downstairs shower room adds further practicality to the layout. Upstairs, the property features four well-proportioned bedrooms. The master bedroom benefits from its own ensuite, while a modern family bathroom serves the additional bedrooms. Externally, the home is equally impressive. The landscaped rear garden provides an attractive and low-maintenance outdoor space, perfect for relaxation or entertaining. To the front, a newly laid driveway offers off-road parking for three to four vehicles.

Netley Abbey is a desirable coastal village on the outskirts of Southampton, well known for its historic abbey ruins and beautiful shoreline walks along Southampton Water. The area offers a welcoming community atmosphere with a range of local shops, cafes, and pubs, as well as nearby schools and leisure facilities. Royal Victoria Country Park is just a short distance away, providing acres of woodland and waterfront to explore. Excellent transport links connect Netley Abbey to Southampton and the wider region, making it an attractive location for commuters and families alike.



## Outside

Driveway offering parking for three to four cars. Borders with sleepers and newly planted hedgerow.

## Hallway

UPVC double glazed front door with fixed glazed panel. Wooden flooring. Skirting boards. Radiator. Inset spots. Carpeted staircase with step lights rising to first floor. Doorway to kitchen. Opening to lounge.

## Living Room (14' 6" x 18' 1") or (4.42m x 5.50m)

Two double glazed windows to front. Wooden flooring. Skirting boards. Two radiators. Inset spots.

## Kitchen (9' 5" x 14' 9") or (2.88m x 4.49m)

Vinyl flooring. Matching wall and base units. Ample worksurfaces. Tiled splash backs. Stainless steel sink with chrome mixer tap. Space for range cooker with stainless steel splash back and extractor hood. Space and plumbing for dishwasher. Opening to conservatory.

## Conservatory (9' 8" x 14' 4") or (2.94m x 4.37m)

UPVC double glazed French doors to back garden with glazing either side. Glazed roof. High level double glazed windows to side. Continuation of vinyl flooring. Opening to dining area.

## Dining Room (11' 11" x 8' 9") or (3.64m x 2.66m)

UPVC double glazed French doors to garden. Continuation of vinyl flooring. Skirting boards. Radiator. Inset spots. Doorway to utility room.

## Utility Room (7' 2" x 16' 11") or (2.18m x 5.16m)

Tiled flooring. Work surface with space for two appliances below. Inset spots. Extractor fan. Doorway to shower room.

## Shower Room (7' 2" x 3' 3") or (2.18m x 0.98m)

Fully tiled wet room. Chrome, rainfall effect shower. Low level WC with cistern. White pedestal wash basin with chrome taps. Inset spots. Extractor fan.



and plants. Large wooden storage shed. Outdoor tap.

## Other

Eastleigh Borough Council Tax Band C £2046.70 2025/26 charges.

Vendors position: Need to find.



## Landing

Wooden flooring. Skirting boards. Radiator. Access to loft. Inset spots. Doorways leading off to all rooms.

## Bedroom One (11' 6" x 14' 4") or (3.50m x 4.37m)

Two double glazed windows to front. Wooden flooring. Skirting boards. Radiator. Inset spots. Opening to ensuite.

## Ensuite (5' 1" x 5' 5") or (1.56m x 1.65m)

Tiled walls. Tiled floor. Bath with chrome taps and electric shower above. Low level WC with cistern. White hand wash basin with chrome taps. Inset spots. Extractor fan.

## Bedroom Two (12' 2" x 8' 9") or (3.72m x 2.66m)

Double glazed window to front. Wooden flooring. Skirting boards. Radiator. Inset spots

## Bedroom Three (11' 8" x 8' 9") or (3.56m x 2.66m)

Double glazed window to rear. Wooden flooring. Skirting boards. Radiator. Inset spots.

## Bedroom Four (9' 6" x 7' 6") or (2.90m x 2.29m)

Double glazed window to rear. Wooden flooring. Skirting boards. Radiator. Inset spots.

## Bathroom (6' 6" x 6' 10") or (1.98m x 2.08m)

Double glazed, opaque window to rear. Tiled walls. Tiled floor. Freestanding bath with centralised chrome taps. White wash basin with chrome mixer tap. Low level WC with cistern. Inset spots. Extractor fan.

## Garden

Large patio area with French drainage. Lawned area with paved pathway leading to wooden gate at the rear. Fully fenced. Additional patio area. Borders with mature shrubs



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