



19a St Mary's Road, Southampton SO31 5AU

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EXCLUSIVE



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Nestled in the charming area of Netley Abbey and a stones throw away from Royal Victoria Country Park, Hunters are delighted to bring to the market this spacious double fronted detached family home offering an abundance of character and charm. The property accommodation comprises living room, sitting room with wood burning stove, fitted kitchen, separate dining room, stairs to 1st floor landing with four double bedrooms with en-suite shower to master and family bathroom. Potential annex with living room, further double bedroom, bathroom and separate kitchen area. Further features include a detached brick built double garage and driveway providing parking for several vehicles and a good size enclosed rear garden (plot size approx 1/3 of an acre).





Front Approach

Private block paved driveway providing parking for several vehicles, leading to detached double garage. remainder laid to lawn.

Porch

Covered entrance with hard wood front door leading to:

Entrance Hall

Wooden flooring, built in storage cupboard, doors to;

Living Room

19'11" x 12'

Double aspect room with double glazed windows to front aspect and to rear aspect, fireplace with wood burning stove with glass door, exposed brick chimney breast, radiator, wooden flooring, TV point with exposed beams, open plan to Nook, door to:

Drawing Room

19'11" max x 10'

Double aspect room with glazed window to front aspect and window to rear aspect, double radiator, radiator, parquet flooring, door to:



Cloakroom

Opaque window to rear aspect, fitted with two piece suite comprising, corner wall mounted wash hand basin and low-level WC. Tiled half height surround.

Lounge/Dining Room

32' x 15'

Double aspect room with double glazed window to front aspect and two double glazed windows to side aspect, gas fireplace with brick built surround and wooden mantle over, two double radiators, stairs to first floor, hardwood double glazed double doors to garden, door to:

Nook

Opening to:

Kitchen

10'11" x 9'6"

Fitted with a matching eye and base level units providing cupboard and drawer storage with worktops space over, under unit lighting, ceramic sink unit with stainless steel swan neck mixer tap, tiled surround, space for range style oven, double glazed window to front aspect, built in storage cupboard, ceramic tiled flooring, picture rail, ceiling spotlights, door to:



Dining Room

13'10" x 10'1"

Double aspect room with windows to side aspect and rear aspects, double radiator, wooden flooring, stairs to first floor, double doors to garden, door to:

Conservatory

UPVC double glazed construction, terracotta tiled flooring, worktop space with base cupboards under, space for fridge/freezer and tumble dryer, double glazed door to rear, double glazed door to front.

First Floor Landing

Doors to:

Master Bedroom

19'11" x 10'

Double aspect room with windows to rear aspect and front aspects, two radiators, fitted carpet, door to:

En-suite Shower Room

Fitted with three piece white suite comprising tiled double shower enclosure with glass screen, pedestal wash hand basin and low-level WC. Heated towel radiator, tiled wall, tiled flooring, window to rear aspect.



Bedroom 2

13'10" x 8'9"

Window to front aspect, radiator, fitted carpet.

Bedroom 3

10'10" x 8'4"

Window to rear aspect, double radiator, fitted carpet, two built in storage cupboards.

Bedroom 4

11'10" x 8'9"

Window to front aspect, built in airing cupboard housing boiler, radiator.

Bathroom

Fitted with three piece white suite comprising jacuzzi bath, pedestal wash hand basin and low-level. Half height tiled walls, tiled flooring, heated towel radiator, opaque window to rear aspect.

Annexe Kitchen Area

21'3" x 6'

Fitted with base units with worktop space over, stainless steel sink unit and single drainer with mixer tap over, space for fridge, built-in oven, electric



hob with extractor hood, window to rear aspect, tiled flooring, access to loft via loft hatch.

Annexe Sitting Room

15' x 10'5"

Double glazed window to front aspect, double radiator, fitted carpet, TV point, electric fireplace.

Annexe Bedroom 5

12'11" x 8'8"

Double glazed window to rear aspect, double radiator, fitted carpet.

Annexe Bathroom

Fitted with three piece white suite comprising panelled bath, pedestal wash hand basin, shower enclosure and low-level WC. Tiled surround, extractor fan, opaque double glazed window to side aspect, built in storage cupboard, double radiator, ceramic tiled flooring,

Garage

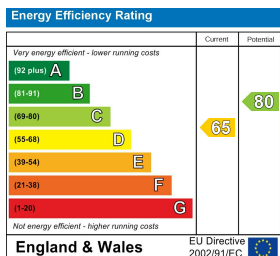
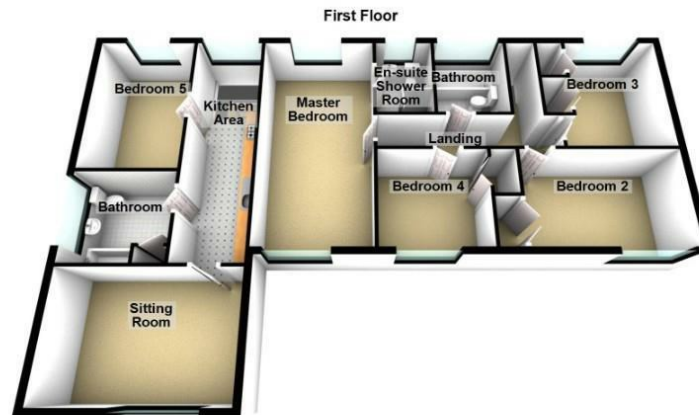
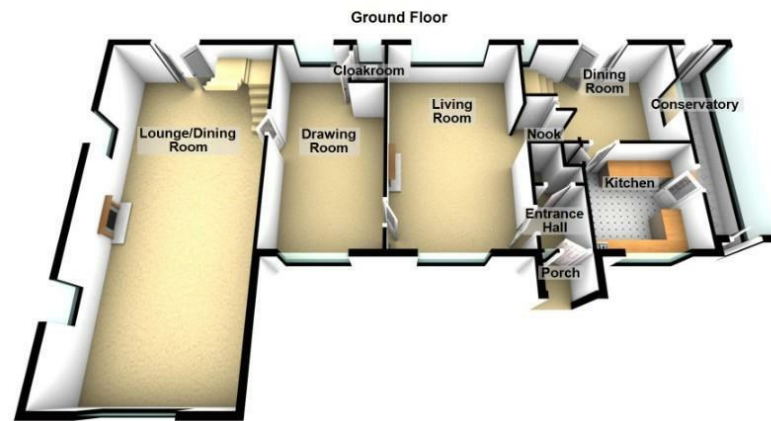
Detached double garage with two up and over doors. Power and light. Eave storage with dormer window. Curtesy door and two windows to side.

Rear Garden

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Tiered garden over looking woodland. Upper paved patio with balustrading stepping down to remaining garden with mature trees and shrubs.



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Netley Abbey -
 023 8045 8054 <https://www.hunters.com>

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