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Royal Victoria Country Park

Netley Abbey, Southampton, SO31 5GA

Asking Price £750,000



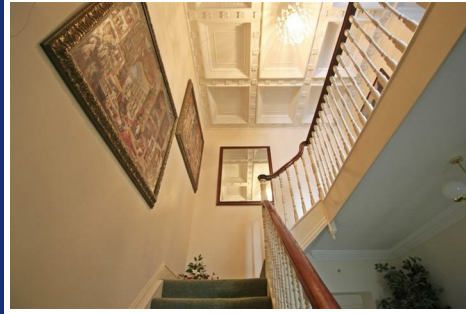
- Two Storey Accommodation
- Double Garage & Parking
- Study & Dressing Room
- Situated in 200 Acres of Parkland
- Own Access To Communal Courtyard
- Four Double Bedrooms
- Two En Suites & Family Bathroom
- Utility Room & Cloakroom
- Residents Gym
- Private Gated Residence

Tel: 023 8045 8054

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A very rare opportunity to acquire this prestigious grade II listed, four bedroom "Mews" style character property with accommodation arranged over two floors. Nestled within the picturesque Royal Victoria Country Park in Netley Abbey, Southampton. Surrounded by 200 acres of parkland setting the property is perfect for those seeking a peaceful retreat while remaining close to amenities of the village and Southampton Water. The property is situated within the old officer's mess, of the Royal Military Hospital, and retains some of the original character features including high, ornate ceilings and full height, arched windows.

Shared Lobby

Shared with one neighbour, carpeted entrance lobby with window to front aspect.

Hallway

Stairs to first floor with under stairs storage, built in cloak cupboard, radiator, fitted carpet, double doors to Lounge Dining Room, door to Utility Room, door to WC, door to:

Study / Home Office

10'6" x 8'1" (3.20m x 2.46m)

Window to front aspect, radiator, fitted carpet

Lounge/Dining Room

26'5" x 25'10" max measurements (8.05m x 7.87m max measurements)

Two full height windows to front aspect, feature fireplace with stone surround and mantle, bar area, radiator, fitted carpet, decorative coving to smooth ceiling with ceiling roses, door to:

Kitchen/Breakfast Room

21'11" x 6'7" max measurements (6.68m x 2.01m max measurements)

Two windows to rear aspect, fitted with a matching range of eye and base level units providing cupboard and drawer storage with work tops over. Inset stainless steel sink with drainer and mixer tap with waste disposal and water softener. Built in six ring gas hob with extractor hood over and electric oven under. Built in counter level microwave oven. Tiling to principle areas, vinyl flooring to Kitchen area, carpeted Breakfast area. Access to loft space via hatch. Door to:

Utility Room

9'6" x 5'9" (2.90m x 1.75m)

Space for American style fridge freezer. Vaulted ceiling with built in over head storage cupboards. Tiled flooring, Door to communal patio and fish pond. Door to large Utility cupboard with wall mounted combination boiler and plumbing for washing machine. Shelving and hanging space. Vinyl flooring.

Cloakroom

Fitted with two piece suite comprising closed coupled WC and wall mounted corner wash hand basin, tiled walls.

Landing

Stairs to a galleried landing with fixed art work, ornate corniced ceiling and wooden balustrading. Radiator, built in storage cupboard, doors to:

Bathroom

Fitted with a four piece suite comprising, panel enclosed bath with shower and shower curtain over, concealed

flush WC, bidet and wash hand basin in vanity unit with fitted storage cupboards. Heated towel rail, tiling to principle areas, extractor fan.

Master Bedroom

21'4" x 16'6" (6.50m x 5.03m)

Ornate arched window to front aspect. Fitted with a matching range of wardrobes, cupboard storage and drawers, matching dressing table, Door to a walk in wardrobe with hanging rails and shelving. Door to:

En-suite Bathroom

Fitted with a four piece suite comprising, corner bath with hand shower attachment, low level WC and inset wash hand basin with storage under. Ornate arched window to front aspect. Radiator.

Bedroom 2

12'6" x 10'8" (3.81m x 3.25m)

Fitted with a matching range of wardrobes and drawers. Ornate arched window to front aspect, fitted carpet, radiator, door to:

En-suite Shower

Fitted with a three piece suite comprising, low level WC corner shower enclosure with sliding doors, inset wash hand basin with storage under. Tiling to principle areas, extractor fan, radiator.

Bedroom 3

10'11" x 10'4" (3.33m x 3.15m)

Ornate arched window to front aspect, fitted wardrobe with overbed storage with matching dressing table and drawers, fitted carpet, radiator.

Bedroom 4

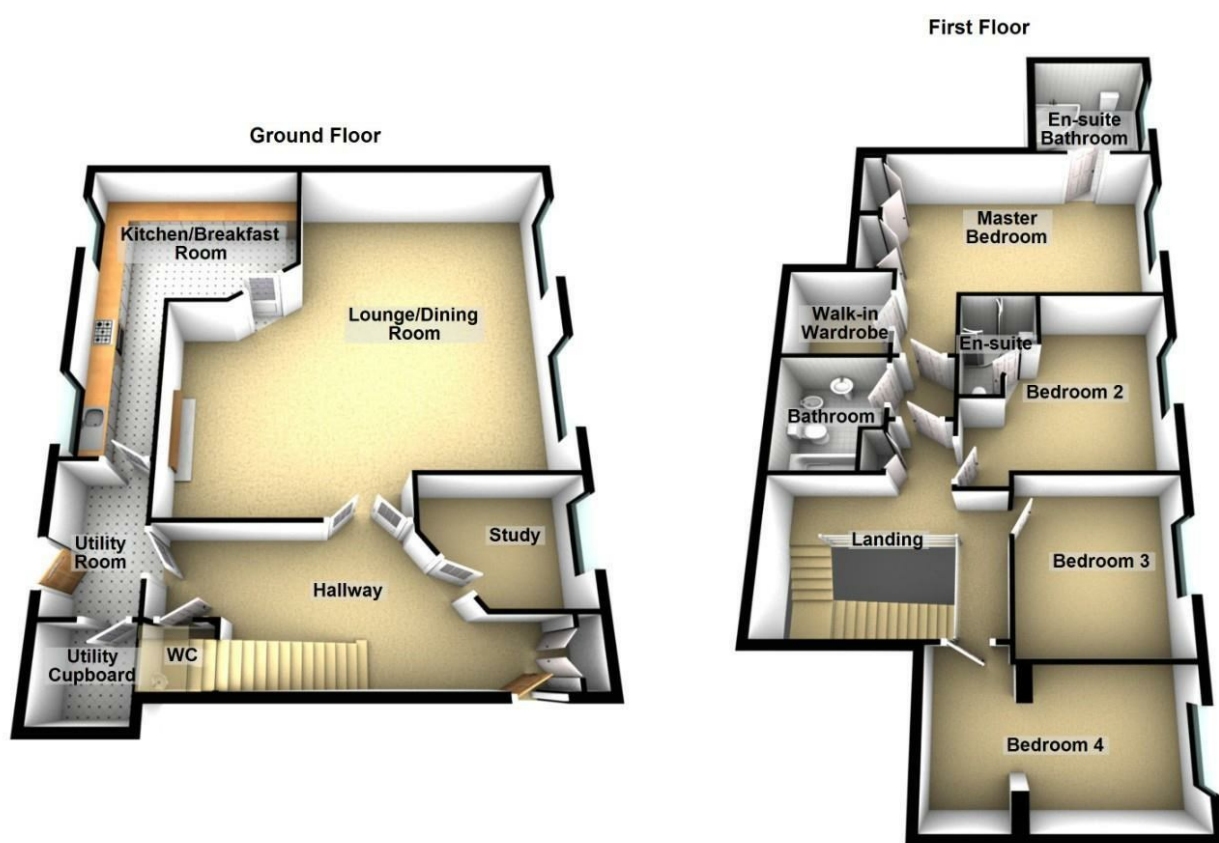
8'5" x 15'7" (2.59m x 4.75m)

Ornate arched window to front aspect, fitted carpet, radiator.

Outside

The property is situated in a private electric gated development within the 200 Acres grounds of Royal Victoria Country Park, beautiful communal gardens with pond and paved patio seating area, ample residents and visitors parking, residents gym & sauna.

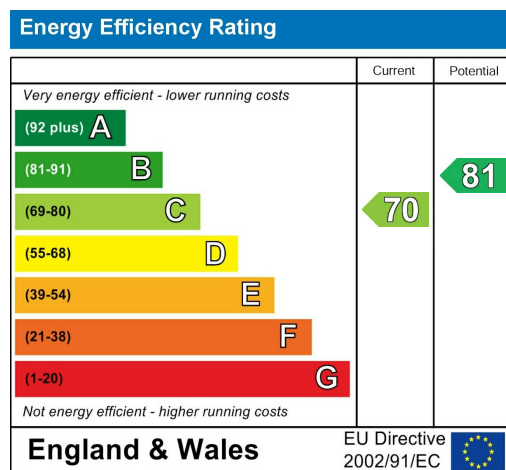
Floorplan







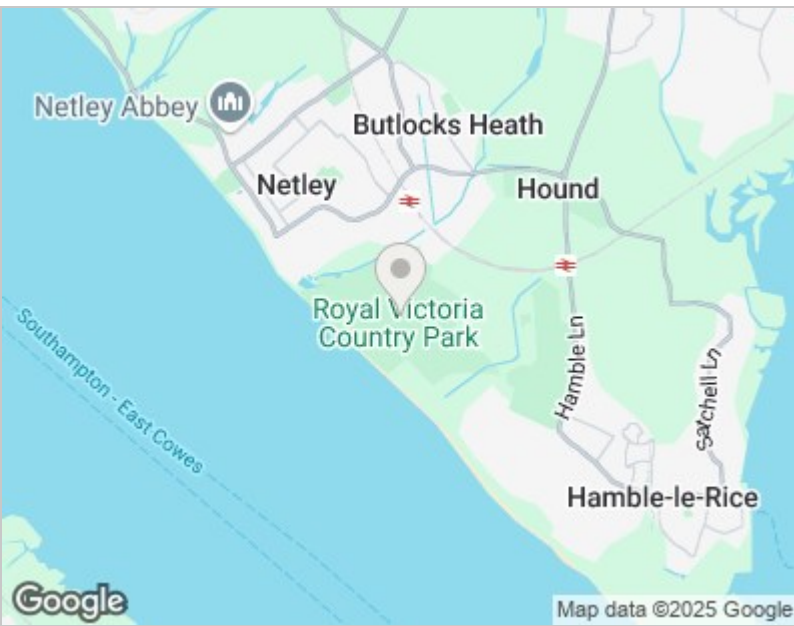
Energy Efficiency Graph



Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

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