



12 Hound Road, Netley Abbey - SO31 5FX

In Excess of £400,000

WHITE & GUARD

12 Hound Road

Netley Abbey, Southampton

INTRODUCTION

Set on the edge of the Royal Victoria Country Park a with a wealth of both charm and character this beautiful three bedroom Victorian home comes with a driveway and good size mature rear garden. As well as some character features throughout that include original stripped doors, fireplaces and stripped floorboards in the dining room, the property also has a lovely light and airy feel throughout. Accommodation on the ground floor briefly comprises a sitting room, dining room, kitchen and good size bathroom. On the first floor there are then three good size bedrooms. Due to both the size of the accommodation on offer and property's great location an early viewing is undoubtedly a must. Location This property is set on the edge of the beautiful Royal Victoria County Park, towards the end of a no through road with the park being set within 200 acres of grassy park and woodland on the very edge of Southampton Water. The village also has two pubs, a school, church, store and Post Office, railway station, cricket pavilion and sailing club. Netley also is only minutes away from Hamble which is a yachting Mecca, attracting many sailing enthusiasts throughout the year. Southampton Airport is also within easy reach, along with access to all main motorway routes, enabling direct routes to Southampton, Portsmouth, Winchester, Chichester, Guildford and London.

- EASTLEIGH BOROUGH COUNCIL BAND C
- EPC ORDERED FREEHOLD
- WITHIN WALKING DISTANCE TO VICTORIA COUNTRY PARK
- THREE BEDROOM VICTORIAN CHARACTER HOME
- TWO RECEPTION ROOMS
- GOOD SIZE REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING





INSIDE

A pathway leads to a double glazed front door and an entrance porch from which a further door then leads through to the entrance hall which has stairs leading to the first floor. The sitting room, which is a lovely bright room, has a bay window to the front with a main focal point being the exposed brick chimney breast with inset cast iron fireplace. There is then shelving to either side of the chimney breast, original picture rail, TV and various power points. The dining room, which is a spacious, well proportioned room has stripped floorboards that follow on through from the entrance hall, with the room also benefitting from a useful under stairs cupboard to one side, picture rail and double glazed window to the side. A further door then leads through to the kitchen which has been fitted with a matching range of high gloss wall and base units, has a single bowl sink unit and appliances including; electric oven and gas hob, with extractor over, space for fridge freezer and dishwasher. The room also has light oak effect flooring, spotlights and complimentary tiling, along with a door to the side leading through to a porch. The bathroom (which is currently being refurbished and will also include a utility area) is a good size room which has windows to both rear and side having been fitted with a panel enclosed bath with shower attachment over, matching wash hand basin and low level WC. The room also houses the gas central heating boiler which has appliance space below.

On the first floor, a door then leads through to a beautifully bright master bedroom which enjoys views over adjacent fields to one side, with the room then benefiting from a original cast iron fireplace to one wall and fitted wardrobe. Bedroom two, again a lovely bright room, has a window to the side and fitted wardrobe. Whilst bedroom three, enjoys views over the rear garden, has been fitted with stylish wooden panelling and this room is also currently used as a home office by the owners.



OUTSIDE

Externally to the front of the property the garden is mainly laid to lawn with shingled driveway providing parking. The rear garden has a paved patio area leaving the rest of the garden mainly laid to lawn along with a selection of trees and shrubs. There is also a shed to one side of the garden and area towards the end use has a chicken run.

SERVICES:

Gas, water, electricity and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband ; Superfast Fibre Broadband 22-38 Mbps download speed 4 - 7 Mbps upload speed. This is based on information provided from Openreach.

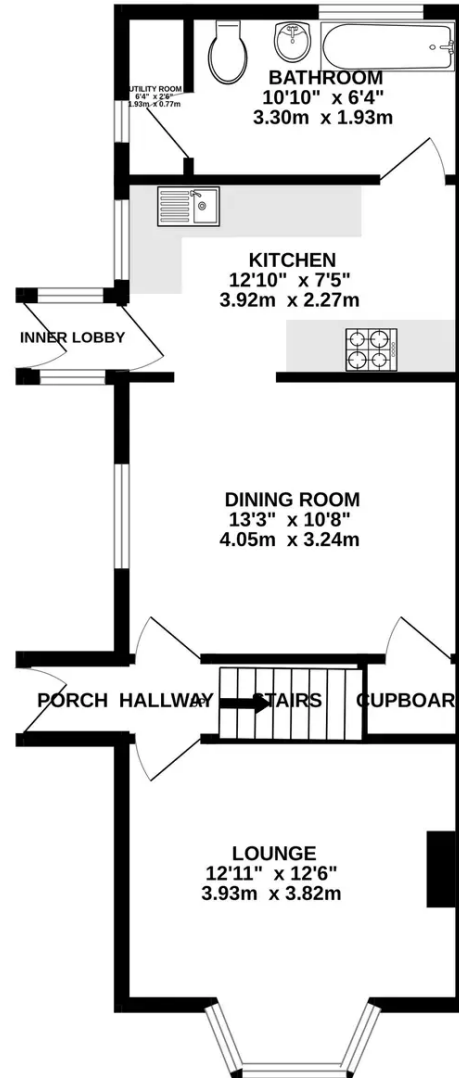
NB : There is planning permission for a Two storey and single storey rear extensions, alterations to the rear access and fenestration. Reference No. H/22/92754

Disclaimer

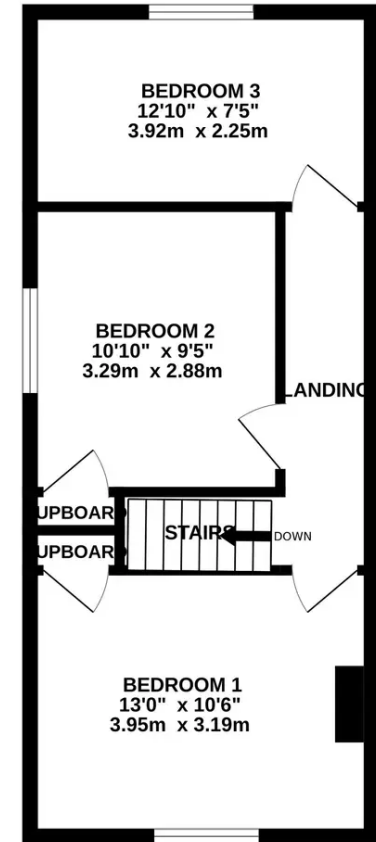
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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