



6 Victoria Road, Netley Abbey - SO31 5DH

In Excess of £395,000

WHITE & GUARD

6 Victoria Road

Netley Abbey, Southampton

With a combination of its own charm and character, Little Blue Cottage has been both thoughtfully extended and has a wonderful light and airy feel throughout. The property enjoys direct views over the village green and Netley's pretty shoreline and has the advantage of being offered with no forward chain. Internally the house has a well-proportioned sitting room with attractive fireplace that opens out into a further seating area that was originally a dining room, a beautiful kitchen/breakfast room, stylish garden room and cloakroom. On the first floor there are then two double bedrooms, the master of which enjoys views over the village green and Southampton Water and a recently fitted modern bathroom. The rear garden has been fully landscaped and includes two patio areas, a low maintenance lawned area with pergola at one end. Due to everything that this truly beautiful cottage has to offer in addition to its wonderful location, an early viewing is undoubtedly a must.

LOCATION

On the banks of Southampton Water and within a short walk from the Abbey itself, the most complete Cistercian monastery in southern England dating back to the 13th century in addition to the beautiful Royal Victoria Country which is set within 200 acres of woodland, large open spaces, a cafe, picnic areas, a miniature railway and carefully designed play areas, the village has so much to offer. As well as a variety of shops, two popular pubs, a school and sailing clubs, the village is also only minutes away from the sailing Mecca of Hamble with its marinas and restaurants. All main motorway access routes are also easily accessible enabling direct access to Southampton City Centre, Portsmouth, the Cathedral City of Winchester, Chichester, Guildford and London.

- EASTLEIGH COUNCIL BAND C
- EPC GRADE C
- TENURE - LEASEHOLD





INSIDE

A double glazed front door leads directly through to the entrance hall from which a further door then leads through to a spacious, light and airy sitting room. This room has a window to the front that enjoys wonderful views, with the room itself benefitting from stylish engineered oak flooring that continue through to the family/study room. The main focal point of the sitting room is the attractive fireplace with inset electric fire and wooden surround. Stairs to one side of the room lead up to the first floor with a door to one side leading through to a modern downstairs cloakroom. An opening and one end of the family/study room leads through to the heart of the house which has to be the truly stunning kitchen/breakfast room. This room has been fitted with a matching range of wall and base units, has a fitted breakfast bar to one side and several appliances including two ovens, a gas hob with extractor over, built in dishwasher, fridge, freezer, washing machine and tumble dryer. The room also has a one and a half bowl ceramic sink unit, ceramic tiled flooring and spotlights. A window then overlooks the rear garden with a set off double glazed French doors to one side that lead through to the garden room. This room has a double glazed light lantern, windows to both side and rear, enjoying views over the rear garden along with ceramic tile flooring and a set of double glazed French doors to the side leading out to the rear patio.

On the first floor, there is access to a good-sized loft (the loft space also has potential to add an additional room, subject to relevant planning permission) with pull down ladder. The master bedroom has a picture window that overlooks the village green and water and has two fitted wardrobes to one wall. Bedroom two, which is also a double room has a window overlooking the rear garden. The family bathroom has been recently fitted with a stylish, modern suite comprising a panelled bath with shower over, wash hand basin set into a vanity unit with cupboards below, heated towel rail and low level WC. The room also has complimentary tiling, spots and a cupboard proving useful storage to one wall.



OUTSIDE

To the rear of the house, the garden has been completely landscaped and includes two decked patio areas, one of which has a pergola above leaving the main part of the garden laid to low maintenance AstroTurf with raised borders to the side that have been selectively planted with a wide range of flower and shrubs. There is also a garden shed and gate to the side as the property also benefits from rear pedestrian access.

AGENTS NOTES

The property is Leasehold and has 829 years remaining. There is no service charges or ground rent applicable. Disclaimer - the information has been given by the owner - please seek verification via solicitor prior to purchase.

SERVICES:

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

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

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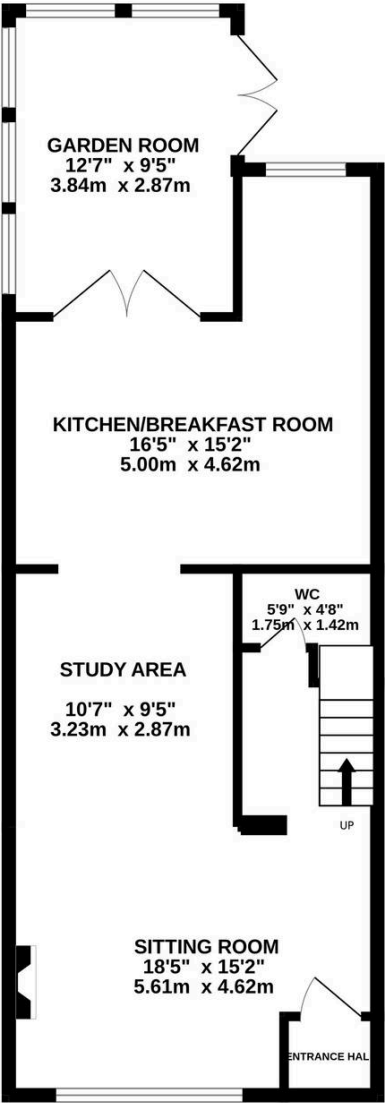
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Disclaimer

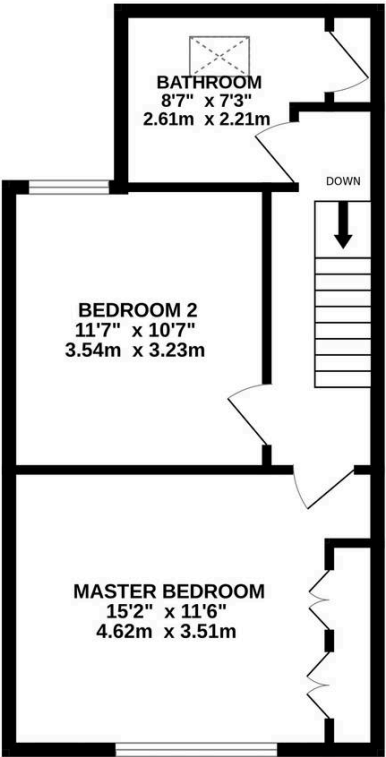
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GROUND FLOOR



1ST FLOOR



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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