

# HUNTERS<sup>®</sup>

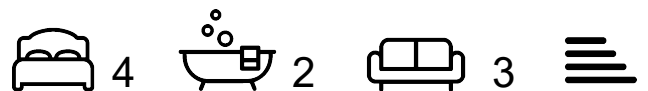
HERE TO GET *you* THERE



## Abbeyfields Close

Netley, SO31 5GR

Asking Price £560,000



- DETACHED FAMILY HOME
- GARAGE & PARKING
- KITCHEN BREAKFAST ROOM
- ORANGERY WITH BI FOLD DOORS
- IMMACULATELY PRESENTED THROUGHOUT
- FOUR DOUBLE BEDROOMS
- DESIRABLE CUL DE SAC LOCATION
- MASTER SUITE
- DOWNSTAIRS CLOAKROOM
- WELL MAINTAINED REAR GARDEN

Tel: 023 8045 8054

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Asking Price £560,000



This immaculate detached house is offered **\*\*for sale\*\*** in the sought-after hamlet of Butlocks Heath in Netley Abbey, providing four bedrooms, two bathrooms, three reception rooms and a kitchen-breakfast room.

Situated in a residential cul-de-sac location, the property benefits from convenient access to a range of local amenities in Netley village, including everyday shops, cafés and services. Nearby parks and open green spaces are a key feature of the area, with Royal Victoria Country Park close at hand, offering woodland walks, coastal views over Southampton Water and family-friendly recreational facilities.

Netley is well placed for access to Southampton and the wider Hampshire region. Netley railway station provides services to Southampton Central, with typical journey times of around 15–20 minutes, connecting onwards to London Waterloo, Portsmouth and Bournemouth. Local bus routes run through the village, offering further links into Southampton and neighbouring communities along the Solent.

Families will find a selection of schools in the wider area of Netley and Hamble, along with a choice of sports clubs, sailing facilities and coastal paths. Southampton city centre, with its wider retail, leisure and cultural offer, is accessible by car in around 20–25 minutes, traffic dependent.

This four-bedroom detached house therefore combines an immaculate internal condition with a practical layout of reception and bedroom space, complemented by convenient access to local amenities, green spaces and public transport connections.

### Front Approach

Double width block paved driveway leading to garage remainder is laid to stone with planted mature shrubs. wooden gated access to side.

### Entrance Hall

Oak wood flooring, radiator, telephone point, smooth ceiling, stairs to 1st floor landing, storage cupboard with hanging space and additional shelving, door to:

### Cloakroom

uPVC obscure double glazed window to front aspect, two piece suite wash hand basin with cupboard under, mosaic tiled splash backs low-level WC, double radiator, oak flooring, dado rail.

### Living Room

19'1" x 12'1" (5.82m x 3.68m)

UPVC double glazed box window to front aspect, real flame gas fire with sandstone surround, two double radiators, oak flooring, TV point, recessed ceiling spotlights, doors to:

### Dining Room

12'1" x 9'9" (3.68m x 2.97m)

Oak flooring, radiator, smooth ceiling, open plan to Orangery, door to:

### Kitchen/Breakfast Room

19' max x 9'7" (5.79m max x 2.92m)

Fitted with a modern range of base and eye level units and drawers with Corian worktops and matching breakfast bar, 1+1/2 bowl composite sink unit and drainer with stainless steel swan neck mixer tap, integrated Bosch dishwasher, space and plumbing for washing machine, integrated Neff fridge/freezer, built-in eye level Neff double oven and microwave with induction hob and extractor hood over, built in wine cooler, uPVC double glazed window to rear aspect, radiator, tiled flooring, recessed ceiling spotlights. double glazed door to side of garden.

### Orangery

7'7" x 12'1" (2.31m x 3.68m)

Part brick and double glazed surround with lantern roof, bi fold doors to rear garden, oak flooring, radiator, power points and light.

### Landing

Fitted carpet, access to loft hatch part boarded with pull down ladder, power and fitted light point

connected, door to airing cupboard housing hot water tank and linen shelving. door to:

### Master Bedroom

13'8" x 9'10" (4.17m x 3.00m )

UPVC double glazed window to front aspect, built-in triple wardrobe(s) with hanging rails and shelving, radiator, fitted carpet, door to:

### En-suite Shower Room

Fitted with three piece suite comprising shower enclosure with power shower over, corner wash hand basin with cupboard under, low-level WC, wall mounted heated towel rail, uPVC opaque double glazed window to side aspect, tiled flooring.

### Bedroom 2

14'8" max x 8'10" (4.47m max x 2.69m)

UPVC double glazed window to rear aspect, built-in wardrobe, radiator, fitted carpet.

### Bedroom 3

14'2" max x 8'1" (4.32m max x 2.46m)

UPVC double glazed window to front aspect, built-in wardrobe, radiator, fitted carpet.

### Bedroom 4

12'10" x 6'11" (3.92m x 2.12m)

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

### Bathroom

Fitted with a modern three piece suite with comprising, panelled bath with power shower over, inset wash hand basin in vanity unit with cupboards under, close coupled WC, wall mounted heated towel rail, obscure double glazed window to side, tiled flooring.

### Rear Garden

Well maintained enclosed rear garden, enclosed by wooden panelled fence to rear and sides, large paved patio seating area, artificial lawn with flower and shrub borders, garden tap, wooden side gated access. stone water feature, power points, courtesy door to rear of garage.

### Garage

16'8" x 7'9" (5.08m x 2.36m)

Attached brick built garage with utilities, up and over door, door to rear aspect, eaves storage space, wall mounted gas boiler.


# Floorplan








### Energy Efficiency Graph

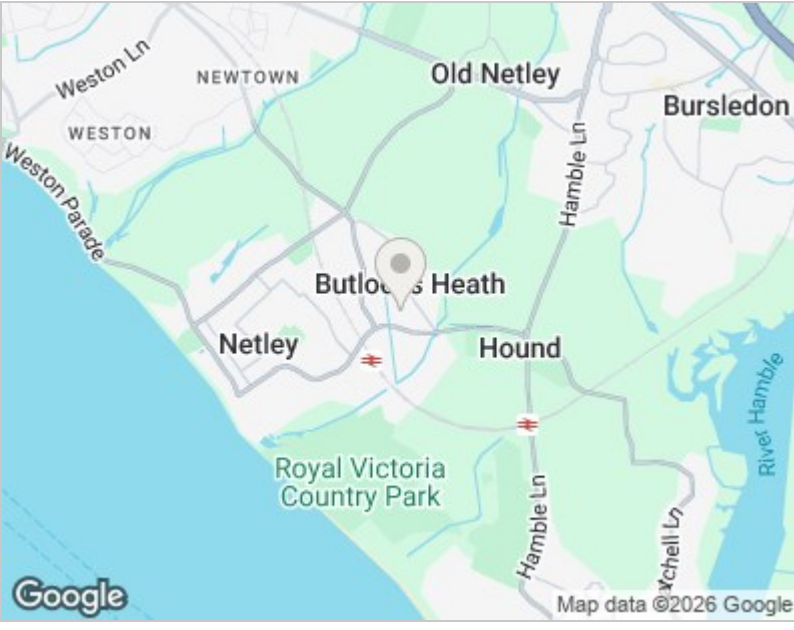
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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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