HUNTERS®

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Station Road

Netley Abbey, Southampton, SO31 5AE

Offers In Excess Of £500,000

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- EXTENDED FAMILY HOME
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING
- VILLAGE LOCATION
- CLOAKROOM
- CHARACTERFUL PERIOD PROPERTY
- SEMI DETACHED
- APPROX 100FT REAR GARDEN
- KITCHEN FAMILY ROOM
- EARLY VIEWINGS ARE ADVISED

Tel: 023 8045 8054

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A wonderful opportunity to acquire this spacious and beautifully presented Victorian period property ideally situated in the village of Netley Abbey with easy access to shops and amenities. The property boasts a lot of original features throughout and comprises living room with log burner and box window to front aspect, further reception room, downstairs cloakroom, and large open plan kitchen family room ideal for entertaining with bi fold doors to the garden. Upstairs offers three good size bedrooms and a modern four piece bathroom suite. Further features include a block paved driveway for a couple of vehicles and a good size enclosed rear garden.

The ancient village of Netley Abbey is situated between the City of Southampton and the historic village of Hamble. The village gets its name from the ruined Cistercian Abbey which was founded by Peter des Roche, Bishop of Winchester in 1239 under the patronage of Henry III and later sacked by Henry VIII. The village boasts many local amenities and shops including, Co-op, bakers, pharmacy, hair dressers, post office, library and an award winning fish & chip shop. There is also the Royal Victoria Country Park, formerly the site of The Royal Victoria Hospital and now 220 acres of waterside parkland and woodland. Communication links include a train station with connections to Southampton and Portsmouth, road access to M27, M3 and Southampton International Airport.

Front Approach
Enclosed by a brick wall and wrought iron railings. Blocked paved driveway leading up to the recessed porch area with original coving and UPVC door into;

Hallway
Smooth coved ceiling with an ornate archway, leading through to the second part of the hallway with doors to all principal rooms, staircase to the first floor landing, dado rail, radiator, laminate flooring, insert coconut mat, under stairs storage area, and single radiator. electrical consumer unit on the wall.

Living Room
15'2" into bay x 11'11" (4.63m into bay x 3.65m)
Smooth plastered and coved ceiling, (believed to be the original coving) with an ornate ceiling rose, double glazed sash box bay window to the front elevation with fitted plantation shutters and picture rail. Original marble fireplace with mosaic tiles to the hearth and to the side and with a duel burning stove. Double radiator and laminate flooring.

Study/Bedroom 4
10'6" x (3.21m x)
Smooth plastered ceiling, double glazed sash window to the side elevation, picture rail and two original fitted cupboards. Feature fireplace with decorative tiling to the sides and to the hearth. Double radiator.

WC
Smooth plastered ceiling, extractor fan, a Shanks patent number 1 toilet system, high level toilet with pull chain, wash hand basin with a chrome mixer tap over, tiles to the principal areas, tiled floor and single radiator.

Kitchen / Family Room
28'7" x 13'8" max (8.73m x 4.19m max)
Smooth plastered ceiling and a vaulted ceiling to the seating area with three Velux windows , wooden bi-fold doors with double glazed inserts and recessed spot lighting. The kitchen comprises of ; Marks and Spencer real oak kitchen with work surfaces over and matching upstands. Eye level Bosch oven, integrated microwave, Neff ceramic induction hob with stainless steel splashback and the extractor hood over. Ceramic sink and drainer, mixer tap, ample power points, plumbing for washing machine and dishwasher, space for fridge freezer. There is a central island with quartz worktop and drawer unit and a breakfast bar to one side. Luxury vinyl laminate floor covering throughout and two double radiators. A double glazed UPVC door leading to ;

Porch / Utility
Smooth plastered ceiling with recessed spotlights, double glazed UPVC doors opening out to the side of the property and a full height window. Plumbing for a washing machine and tumble dryer. A cupboard with bi-fold doors housing a newly fitted combination boiler and the continuation of the luxury vinyl floor covering.

Landing
Smooth plastered ceiling, loft access by a pull down ladder, dado rail. In one half of the landing there is a chimney breast with the original cast iron fireplace.

Master Bedroom
15'3" x 16'0" max (4.67m x 4.89m max)
Smooth plastered ceiling, picture rail, two double glazed UPVC sash windows to the front elevation, chimney breast with cast iron fireplace , double radiator.

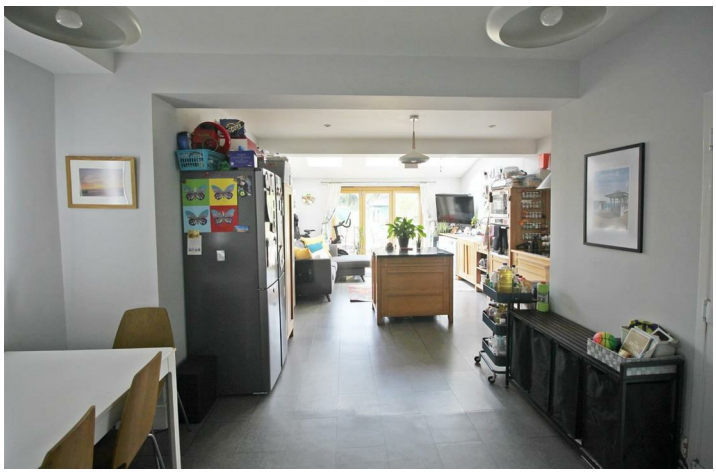
Bedroom 2
13'9" x 7'8" (4.20m x 2.36m)
Smooth plastered ceiling, double glazed window to the rear elevation with views over the garden. Double radiator.

Bedroom 3
11'10" x 10'5" (3.63m x 3.19m)
Smooth plastered ceiling, picture rail, double glazed UPVC sash window to the side elevation with a glimpse of Southampton water. Chimney breast, cast iron fireplace, with fitted cupboards to the side. Double radiator.

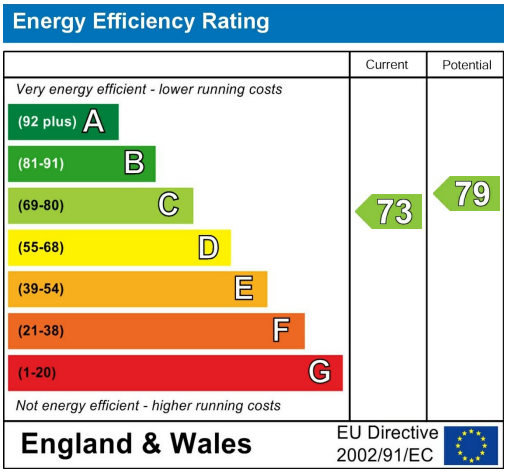
Rear Garden
A generous size garden, approx 100 ft. It is enclosed by timber fencing and hedgerows to the sides and to the rear. A large terraced area, opening to the lawn where there are established plants/shrubbery and trees. A pretty summer house where there is further patio with decorative pavers and shingle, providing another seating area. Towards the rear of the garden, garden shed.

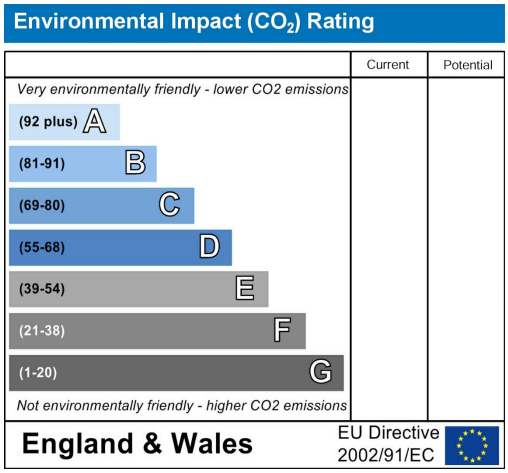
Floorplan

Ground Floor
Kitchen/Family Room
Inner Porch
Cloakroom
Entrance Hall
Study
Living Room
First Floor
Bedroom 2
Bathroom
Landing
Bedroom 3
Master Bedroom



Energy Efficiency Graph

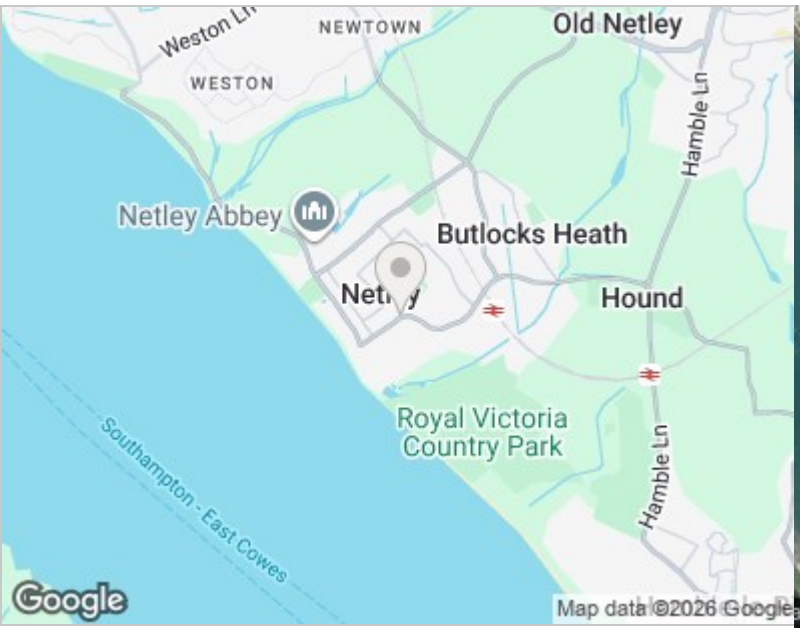




Viewing

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

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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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The Property Ombudsman