



## Abbeyfields Close

Netley Abbey, Southampton, SO31 5GR

Asking Price £625,000



- Extended Detached Family Home
- Three Further Double Bedrooms
- Sought After Cul De Sac Location
- Three Reception Rooms
- Landscaped Rear Garden

- Master Bedroom With En-Suite
- Double Garage & Ample Parking
- Kitchen Breakfast Room
- Downstairs Cloakroom
- No Forward Chain

# Abbeyfields Close

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Nestled in the small and sought after Butlocks Heath area of Netley Abbey is this delightful four bedroom detached family home. Located in a quiet close, it offers a perfect blend of comfort and convenience. The property is situated in a very desirable location making it an ideal retreat for families.

As you approach the house, you will be greeted by a well-maintained exterior that reflects the care and attention given to this lovely home. Inside, the property boasts spacious living room filled with natural light, leading to a separate dining room, entrance hall with downstairs cloakroom, study and extended kitchen breakfast room.

Upstairs offers four generous size bedrooms, master bedroom with en suite shower room and fitted wardrobes and a family bathroom with four piece suite.

Further features include a beautifully maintained landscaped rear garden and a double garage and parking for several vehicles to front.

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

Double width driveway providing parking for several vehicles leading to double garage, the remainder is laid to lawn with flower beds, wooden side gated access.

### Porch

Double glazed windows to side and front, housing for water softener, fitted carpet, double radiator, door to:

### Entrance Hall

Under stairs storage cupboard, double radiator, fitted carpet, telephone point, stairs to 1st floor landing, door to:

### Cloakroom

Fitted two piece suite comprising corner wash hand basin with cupboard under, low level WC, radiator,

### Study

12' x 8'2" (3.66m x 2.49m)

Double glazed Window to front, radiator, fitted carpet.

### Living Room

21'7" x 11'5" (6.58m x 3.48m)

Dual aspect with double glazed window to front and double doors to rear garden. Double radiator, radiator, feature fire place, fitted carpet, TV point, double doors to rear garden, double doors to:

### Dining Room

9'3" x 9'3" (2.82m x 2.82m)

Double glazed window to rear, double doors from Living Room, opening to Entrance Hall, radiator, fitted carpet.

### Kitchen/Breakfast Room

24'5" x 7'4" (7.44m x 2.24m)

Fitted with a matching range of base and eye level units and drawers including two blind corner pull outs, worktop space over, stainless steel sink unit with twin drainer and mixer tap over, integrated "Neff" appliances including fridge, washing machine and dishwasher, built-in oven and microwave and two warming drawers, induction hob with extractor hood over, three double glazed windows to rear, two double radiators, vinyl tiled flooring, an additional stainless steel sink unit, recessed ceiling spotlights and under unit lighting, wall mounted concealed gas boiler, door to double garage, door to rear garden.

### First Floor Landing

Storage cupboard housing pressured hot water system tank and shelving, fitted carpet, access to loft hatch, door to:

### Master Bedroom

14'2" max x 11'5" (4.32m max x 3.48m)

Double glazed window to front, fitted with a range of matching furniture including over-bed storage, triple wardrobe, dresser and drawers, radiator, fitted carpet, door to:

### En-suite Shower Room

Fitted with three piece suite comprising recessed tiled shower enclosure with shower over and glass screen, inset wash hand basin with cupboards under and matching wall mounted cupboard over with mirror, low-level WC and heated towel rail tiled surround, opaque double glazed window to front aspect, tiled flooring with recessed ceiling spotlights.

### Bedroom 2

12'1" x 10'4" (3.68m x 3.15m)

UPVC double glazed window to front aspect, radiator, fitted carpet.

### Bedroom 3

10'11" x 9'1" (3.33m x 2.77m)

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

### Bedroom 4

12' x 7'1" max (3.66m x 2.16m max)

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

### Bathroom

Fitted with four piece suite comprising panelled bath with shower attachment to mixer taps, inset wash hand basin in vanity unit with cupboards under, close coupled WC, recessed tiled shower enclosure with shower over and glass screen, tiled surround, heated towel rail, uPVC opaque double glazed window to rear aspect, tiled flooring with recessed ceiling spotlights.

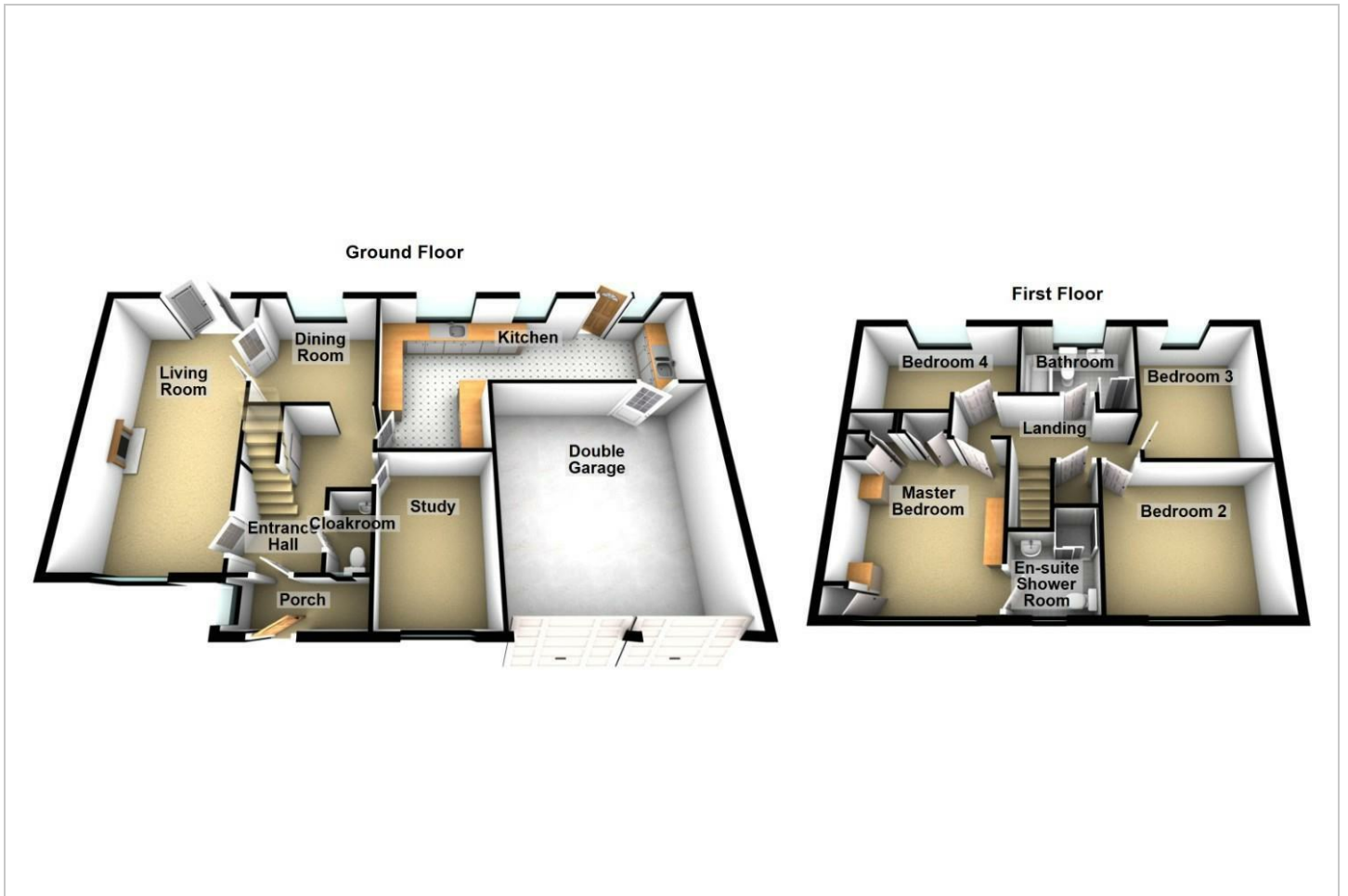
### Rear Garden

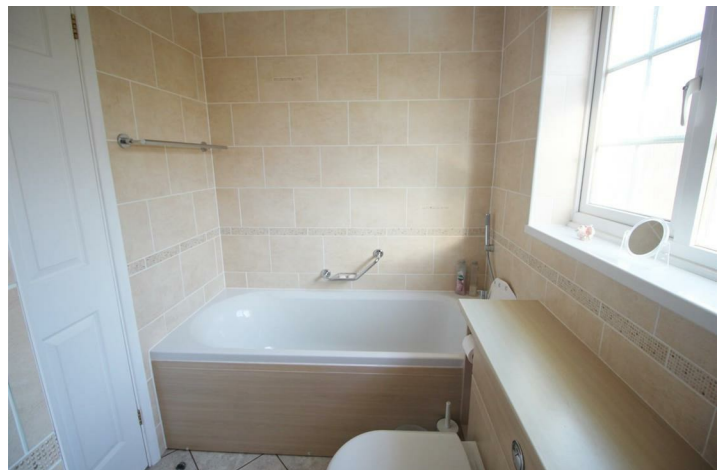
Professionally designed and landscaped rear garden, enclosed by wooden panelled fence to rear and sides, circular lawned area with steps up to paved seating area and summerhouse (with power, light and ceiling fan), seating area with trellis and pergola over, mature raised flower and shrub borders with brick retaining wall, garden shed to side of house, garden tap, side gated access.

### Double Garage

Integral brick built double garage with rear courtesy door, power and light connected, space for fridge freezer and tumble drier, double radiator, meters and fuse box, electric roller doors, loft storage via hatch. Potential to convert and extend adding additional reception room and bedrooms, ideal for an annexe (subject to planning permission etc).

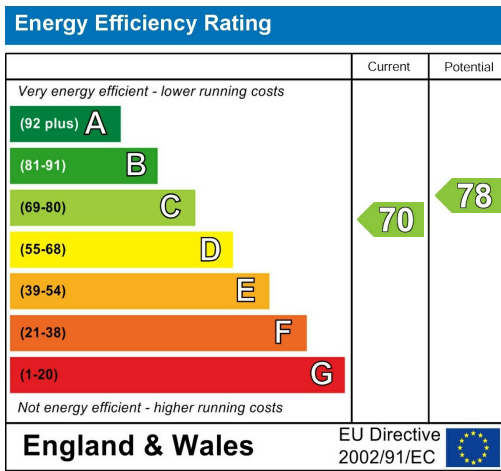
# Floorplan







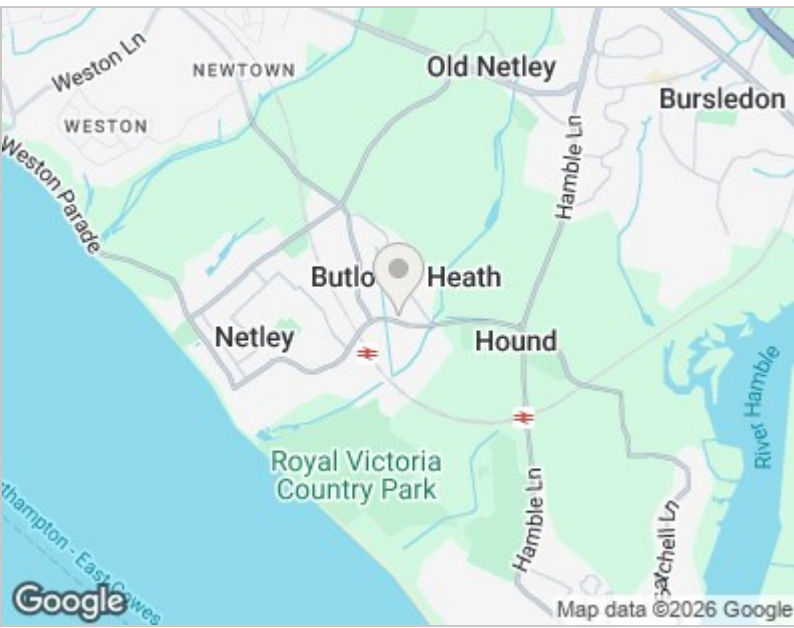
### Energy Efficiency Graph



### 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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