HUNTERS®

HERE TO GET *you* THERE



Royal Victoria Country Park

Netley Abbey, Southampton, SO31 5GX

Offers Over £475,000

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- Three/Four Bedrooms
- Situated In Royal Victoria Country Park
- Residents Parking
- Bathroom & Shower Room
- No Forward Chain
- End Of Terrace
- 1920s Period Cottage
- Extended Kitchen/Diner
- In Good Decorative Order
- Early Viewings Are Advised

Tel: 023 8045 8054

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Offers Over £475,000







Hunters are proud to present this three/four bedroom1920's period cottage, offered with no forward chain in good decorative order throughout. These historic properties were built to house the nurses accommodation for the old Royal Victoria Military Hospital.

Rarely available and situated within over 200 acres of idyllic woodland and parkland settings, close to the beach and waterside and perfect for walks, sailing / kayaking and outdoor activities. Briefly the accommodation comprises; Living Room with open fireplace, modern Fitted Kitchen / Dining Room with doors to rear garden and a Shower Room on the ground floor. Upstairs on the 1st floor are Three Bedrooms and a Family Bathroom and a fixed staircase to the 2nd floor Study / Bedroom Four. Further features include residents parking and a private 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
Residents Parking, laid to lawn to side with flower beds to front.

Porch
Brick built porch, Two uPVC double glazed windows to side aspect, tiled flooring, door to:

Entrance Hall
Fitted carpet, cupboard housing fuse box, stairs to 1st floor, door to:

Living Room
12'4" x 12'10" m (3.78m x 3.92 m)
Good Sized UPVC double glazed sash style window to front aspect, open fireplace with tiled hearth, double radiator, door to under stairs cupboard, door to:

Kitchen/Dining Room
17'2" x 15'10" (5.23m x 4.83m)
Fitted with a modern range of base and eye level units and drawers with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and sawn neck mixer tap, integrated fridge, freezer, dishwasher and washing machine, built-in double oven, four ring gas hob with extractor hood over, Two UPVC double glazed sash style windows to side aspect, two double radiators, ceramic tiled flooring, recessed ceiling spotlights, UPVC double glazed double doors to garden, stable door to garden, door to:

Shower Room
Fitted with three piece suite with comprising, tiled shower enclosure with shower over and glass screen, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, tiled flooring, wall mounted gas combination boiler.

Landing
Fitted carpet, double radiator, skylight to sloping roof, stairs to 2nd floor, door to:

Master Bedroom
12'7" x 12'5" (3.84m x 3.78m)
Good Sized UPVC double glazed sash style window to front aspect, two built in wardrobes, double radiator, fitted carpet, over stairs wardrobe/storage cupboard.

Bedroom 2
11'10" x 9'7" (3.61m x 2.92m)
Good sized UPVC double glazed sash style window to rear aspect, double radiator, fitted carpet, access to loft hatch.

Bedroom 3
10'5" x 6'9" (3.18m x 2.06m)
UPVC double glazed sash style window to side aspect, double radiator, fitted carpet.

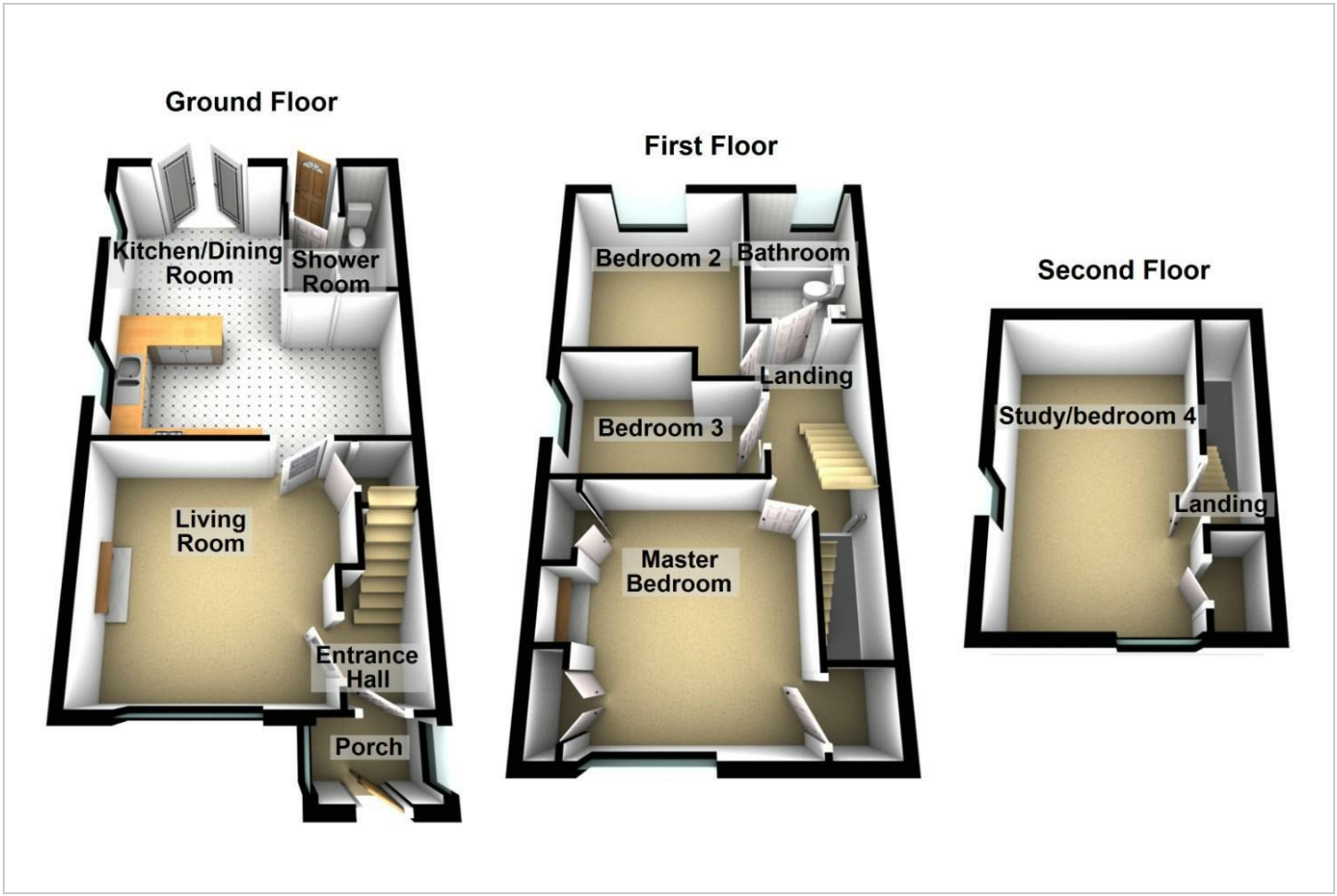
Bathroom
Fitted with three piece suite with comprising, panelled bath with shower over mixer taps with folding shower screen, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan, small UPVC opaque double glazed window to rear aspect, tiled flooring.

2nd Floor Landing
Fitted carpet, Door to:

Study/Bedroom 4
UPVC double glazed window to front aspect, double glazed velux window to side aspect, fitted carpet, door to Storage cupboard.

Rear Garden
Enclosed by wooden panelled fence to rear and sides, paved patio seating area, mainly laid to lawn with shrub borders, garden shed, wooden side gated access.

Floorplan


Ground Floor
Kitchen/Dining Room
Shower Room
Living Room
Entrance Hall
Porch
First Floor
Bedroom 2
Bathroom
Landing
Bedroom 3
Master Bedroom
Second Floor
Study/bedroom 4
Landing




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FOR SALE



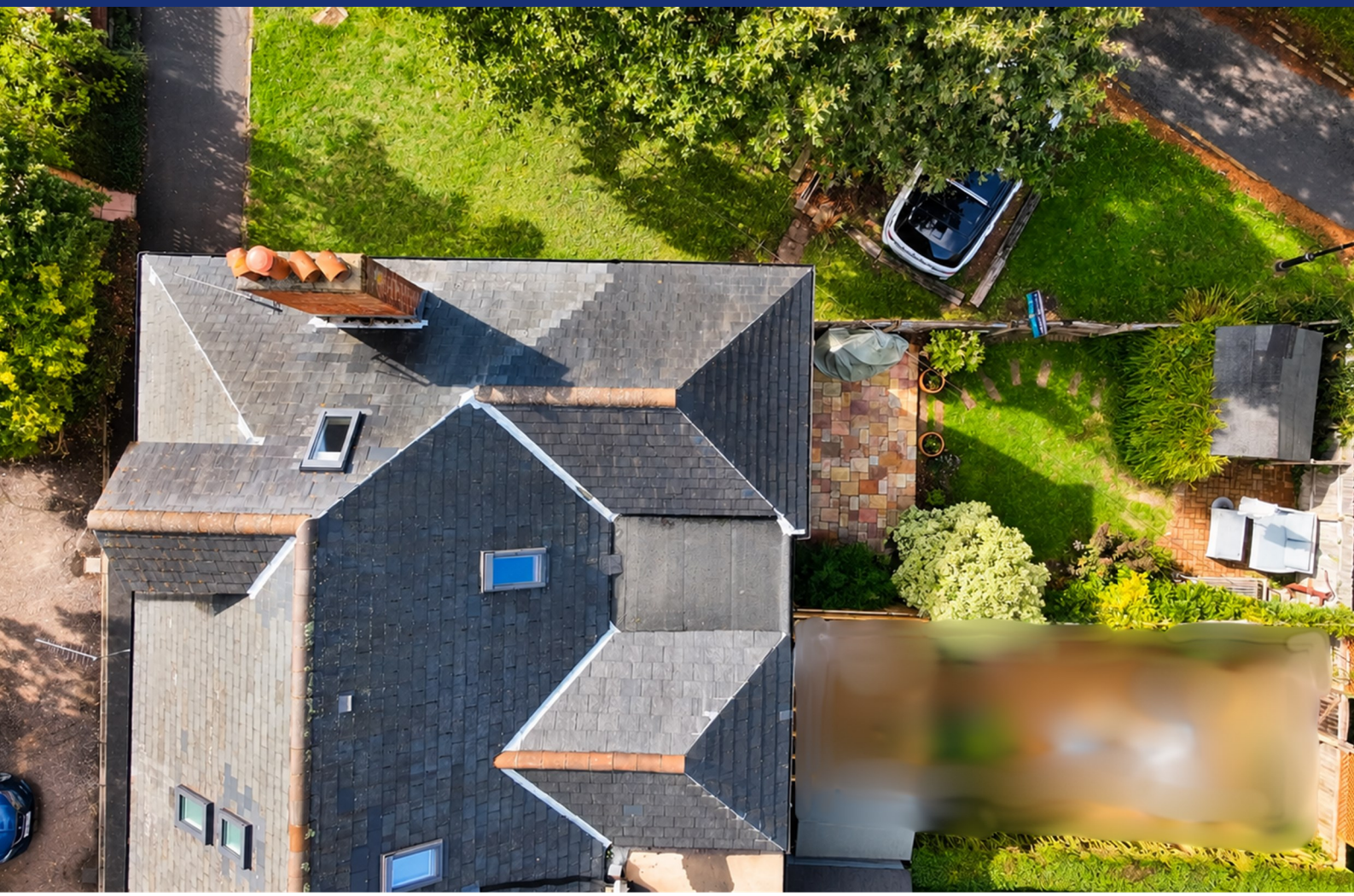




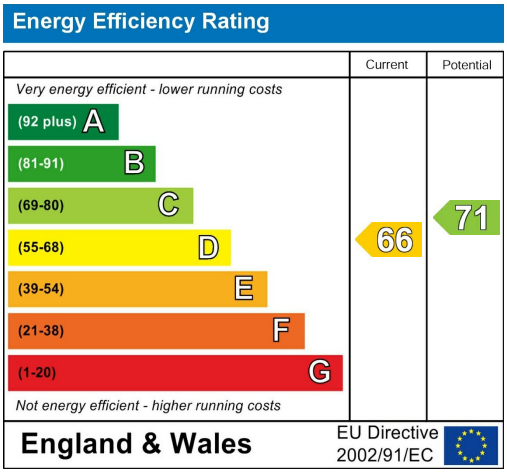


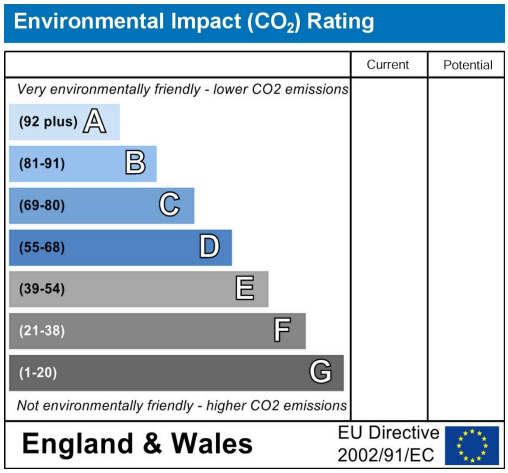




Energy Efficiency Graph





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