



## Sedgemean

Netley Abbey, SO31 5EY

Asking Price £750,000



- DETACHED FAMILY HOME
- 4/5 BEDROOMS
- PRIVATE BALCONY
- TANDEM GARAGE
- TWO BATHROOMS & WC

- 24FT LIVING ROOM TO FIRST FLOOR
- WATERFRONT VIEWS
- DOUBLE CARPORT & DRIVE WAY
- ANNEXE/HOLIDAY LET OPPORTUNITY
- NO CHAIN

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Offered with no forward chain and set in an enviable location, this versatile property benefits from a large driveway, double width carport, tandem garage and gardens to the front and rear. Accommodation is arranged over three floors, with separate entry to the ground floor offering a perfect annex or holiday let opportunity.

The ground floor offers a spacious entrance hall, living/dining area, kitchen, double bedroom, bathroom and cloakroom. The first floor offers a spacious living room with balcony, sitting room, kitchen breakfast room and dining room. On the second floor there is a large master suite with dressing area, a further two bedrooms, family bathroom and shower room.

As well as being only metres away from the shoreline and opposite a sailing club, the property is on the doorstep of the beautiful Royal Victoria Country Park, set in 200 acres of grassy park and woodland running alongside Southampton Water.

The village has a popular pub, a wine bar, schools, a church and green along with two busy sailing clubs. Hamble and its marina, broad range of pubs, restaurants and waterfront are only minutes away, with all main motorway access links also being close by enabling easy access to Southampton, Portsmouth, Winchester, and London.



### Front Approach

Drive way leading to carport, tandem garage and front door.

### Entrance Hallway

Door to Garage & Carport, radiator, fitted carpet, stairs to first floor, doors to:

### WC

Fitted with low level WC and pedestal wash hand basin, window to front aspect.

### Kitchen

17'9 x 8'1 (5.41m x 2.46m)

Fitted with a range of eye and base level units with worktops over, stainless steel sink and drainer unit. Gas hob, electric oven. Space for fridge freezer. Double glazed window to side aspect. Built in cupboard housing combination boiler. Radiator

### Bathroom

Fitted with low level WC, pedestal wash hand basin and panelled bath with shower attachment, mixer tap and screen over. Tiling to principle areas, radiator.

### Living Room

18'4 x 13'4 (5.59m x 4.06m)

Double glazed sliding doors to Bedroom. Radiator, opening to:

### Dining Area

12'10 x 5' (3.91m x 1.52m)

Double glazed patio door to front aspect and Carport, door to side aspect, fitted carpet, radiator.

### Bedroom

13'4 x 11'3 (4.06m x 3.43m)

Double glazed window and door to rear garden. Fitted wardrobes with sliding doors. Radiator, fitted carpet.

### First Floor Landing

Double glazed window to side aspect, stairs to second floor, doors to:

### Living Room

24' x 13'4 (7.32m x 4.06m)

Fitted carpet, two radiators, Double glazed sliding doors to large Balcony with water views. Double doors to:

### Conservatory

13'4 x 12' (4.06m x 3.66m)

Double glazed window to rear aspect. Polycarbonate roof. Fitted worktops with cupboards under, tiled floor.

### Kitchen Breakfast Room

12'7 x 15 max (3.84m x 4.57m max )

Fitted with a range of eye and base level units with worktops over. One and a half bowl sink and drainer unit. Double glazed windows rear and side aspects. Built in double oven and electric hob. Space and plumbing for washing machine and dish washer. Space for fridge freezer. Tiled flooring

### Second Floor Landing

Access to loft via loft hatch. Doors to:

### Bedroom

12'7 x 10' (3.84m x 3.05m)

Double glazed window to rear aspect. Fitted wardrobes, radiator, fitted carpet.

### Bathroom

Corner windows to front and side aspect. Fitted with low level WC, pedestal wash hand basin, panelled bath and bidet. Tiling to principle areas, radiator.

### Shower Room

Fitted with low level WC, wall mounted wash hand basin and shower enclosure. Vinyl flooring.

### Master Suite

13'4 x 23'12 (4.06m x 7.01m)

Double glazed windows to front and rear aspects. Dressing Area with fitted wardrobes with sliding mirrored doors. Fitted carpet. Two radiators.

### Bedroom

10'1 x 8'1 (3.07m x 2.46m )

Built in cupboard. Double glazed window to front aspect. Fitted carpet and radiator.

### Garage

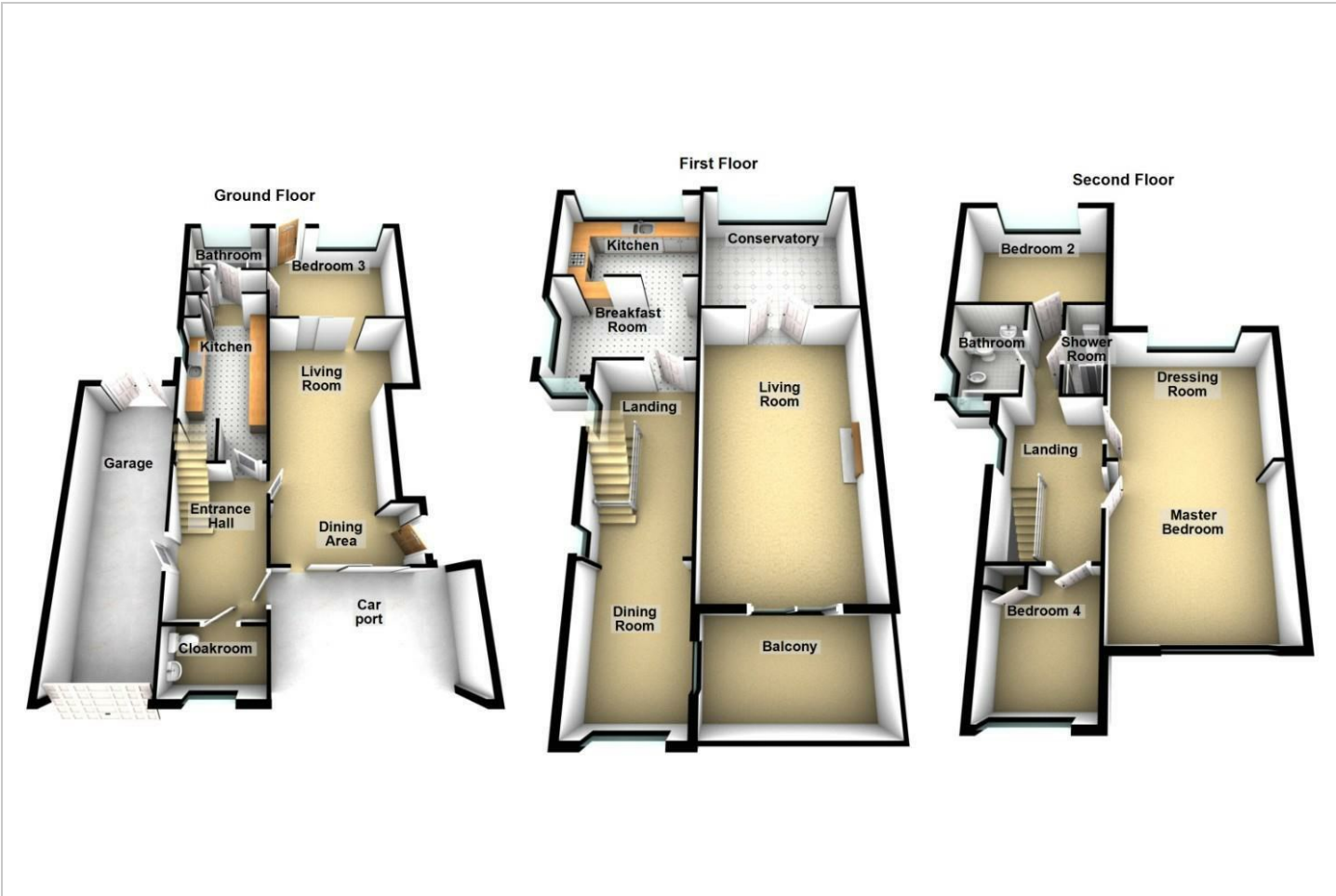
26' x 8'5 (7.92m x 2.57m )

Tandem length garage with up and over door to front and double doors to the rear.

### Rear Garden

Enclosed with hedging, mature shrubs and trees. Paved patio area, remainder shingled. Side access.

Floorplan



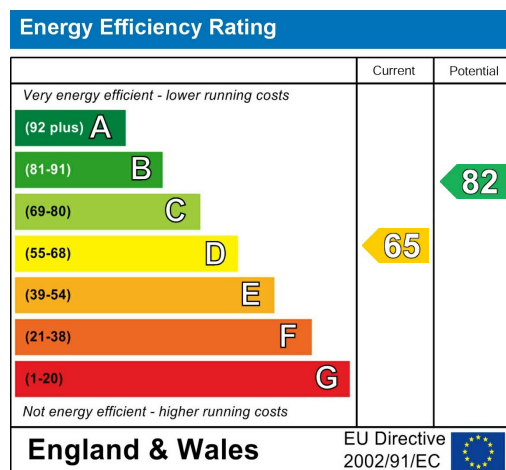








## Energy Efficiency Graph

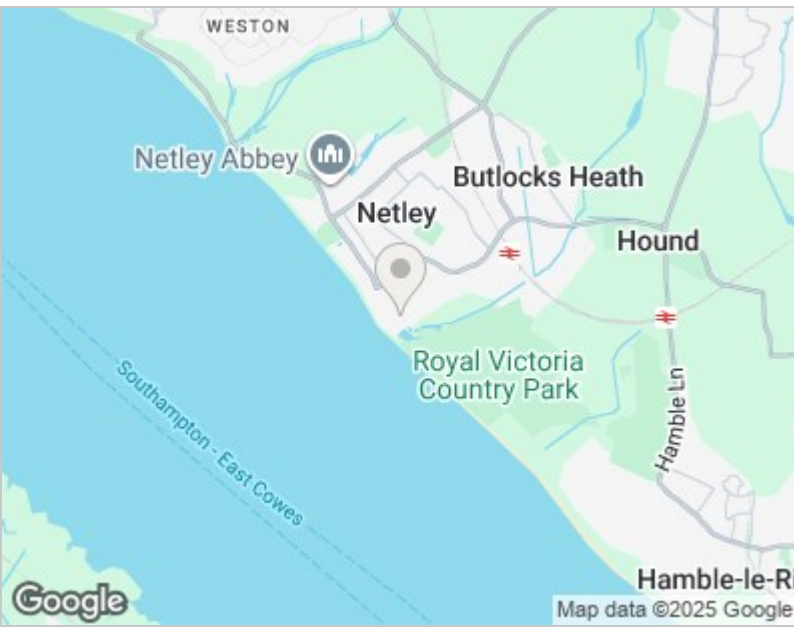


## Viewing

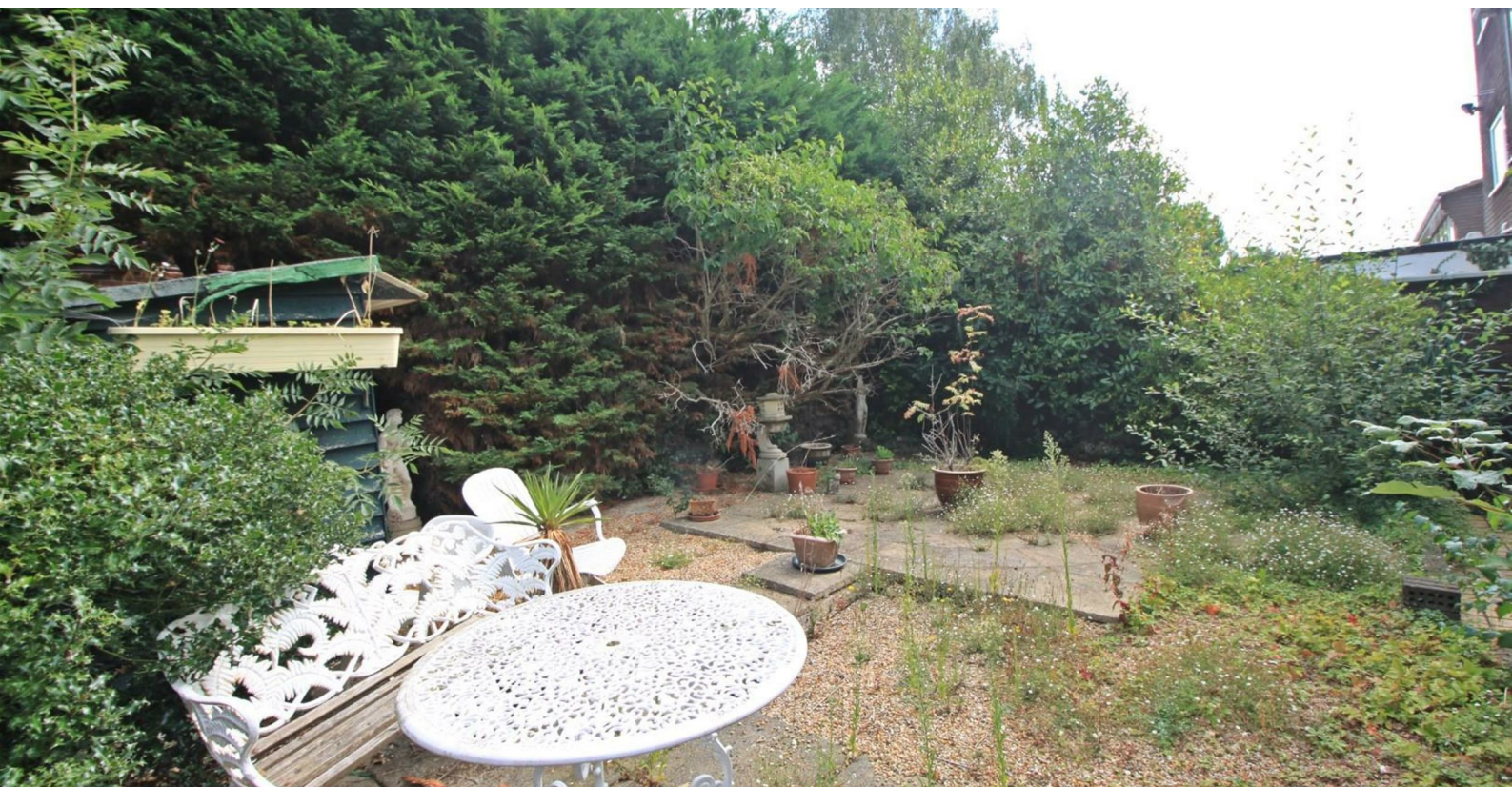
Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.



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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