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Chamberlayne Road

Netley Abbey, Southampton, SO31 5DA

Asking Price £380,000



- Victorian Character Cottage
- Village Location
- Downstairs Bathroom
- Family Room / Sun Room
- Easy Access To Shops & Amenities

- Three Double Bedrooms
- Upstairs Shower Room & WC
- Living Room With Log Burner
- Good Size Rear Garden
- Vendor Suited

Tel: 023 8045 8054

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Conveniently situated in the small village of Netley Abbey, a stones throw away from Southampton Water sits this period cottage offering an abundance of character features and modern blend. The property offers an open plan twin aspect living room/dining room with exposed wooden floorboards and log burner, modern refitted kitchen, downstairs bathroom and family room/sun room over looking the rear garden. Upstairs comprises three double bedrooms with fitted wardrobes in master bedroom and a shower room. Outside features a good size rear garden with paved patio seating area, veggy patch and outside storage.

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

Brick wall with Victorian style wrought iron railings, Victorian style tiled pathway leading to covered entrance. Paved area for bin storage with planted bed. Gated side access.

Entrance Hall

Double glazed front door, radiator, exposed wooden floor boards, cupboard with fuse box and electricity meter, inner window to Living area, stairs to first floor, door to:

Living Room

11'11" x 9'10" max (3.63m x 3.00m max)

Double glazed bay window to front aspect, chimney breast with wood burning stove, slate tiled hearth and wooden mantle. Double radiator, exposed wooden floorboards, TV point, coving to ceiling, opening to:

Dining Room

11'11" x 11'11" (3.63m x 3.63m)

Double glazed window to rear aspect, door to under stairs storage cupboard, exposed wooden floorboards, coving to ceiling, wooden panel door to:

Kitchen

10'5" x 9'8" (3.18m x 2.95m)

Fitted with a matching range of base and eye level units proving drawer and cupboard storage with worktop space over, stainless steel sink and single drainer unit with mixer tap, space and plumbing for washing machine and dishwasher, built-in eye level double over, electric induction hob with extractor hood over, two double glazed windows to side, tiled flooring, recessed ceiling spotlights, opening to:

Inner Hallway

Luxury vinyl tiled flooring, space for fridge/freezer, wooden panel door to Bathroom and Family Room.

Bathroom

Fitted with four piece suite with comprising, deep roll top bath with hand shower attachment and mixer tap, wash hand basin with mixer tap over and cupboard under, tiled shower enclosure with

glass door and low-level WC, tiled surround, heated towel rail, extractor fan, opaque double glazed window to rear aspect, tiled flooring, recessed ceiling spotlights.

Family Room

8'8" x 5'3" (2.64m x 1.60m)

Poly-carbonate roof with wooden beams, two double glazed windows to side aspect, double glazed window to rear aspect, two double radiators, laminate flooring, utility area fitted with base and eye level units with worktop space over and space for tumble dryer, double glazed double doors to garden.

Landing

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

Master Bedroom

13'2" x 10' (4.01m x 3.05m)

Double glazed window to front aspect, radiator, fitted carpet, coving to ceiling, fitted triple wardrobes with sliding doors.

Bedroom 2

12'2" x 9'8" (3.71m x 2.95m)

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

Bedroom 3

11'10" x 9'1" (3.61m x 2.77m)

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

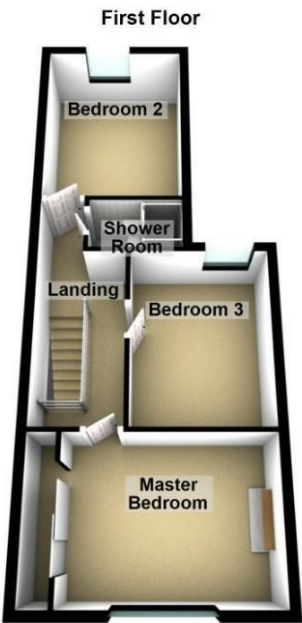
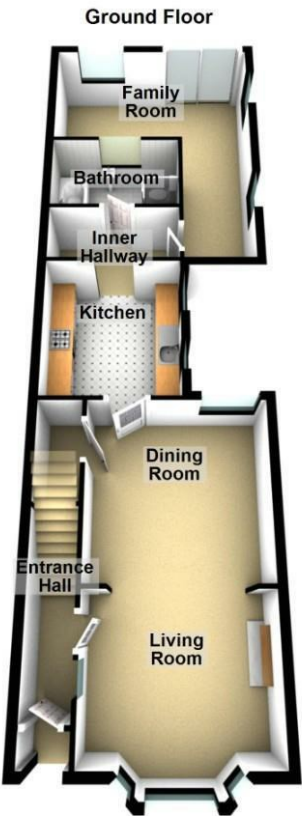
Shower Room

Fitted with a three piece suite with comprising, tiled shower enclosure with electric shower, pedestal wash hand basin with tiled splashbacks and a low-level WC, extractor fan, ceramic tiled flooring, recessed ceiling spotlights.

Rear Garden

Enclosed by wooden panelled fencing mainly laid to lawn with mature tree and shrub borders, paved patio seating area, metal storage sheds, veggy patch, gated side access.

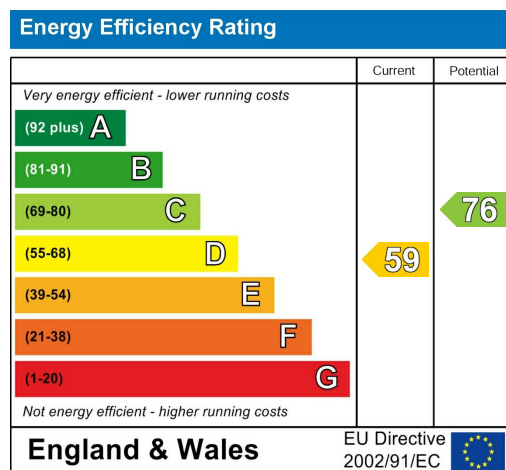
Floorplan







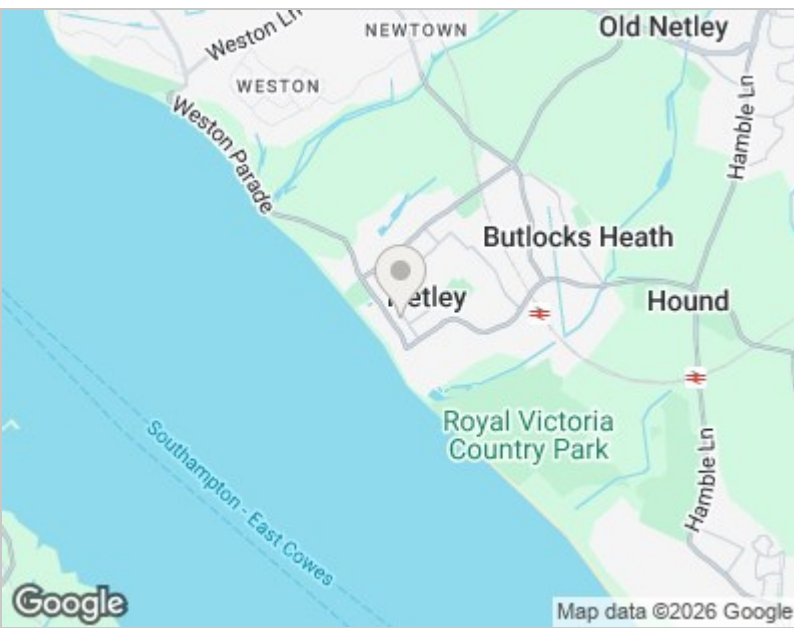
Energy Efficiency Graph



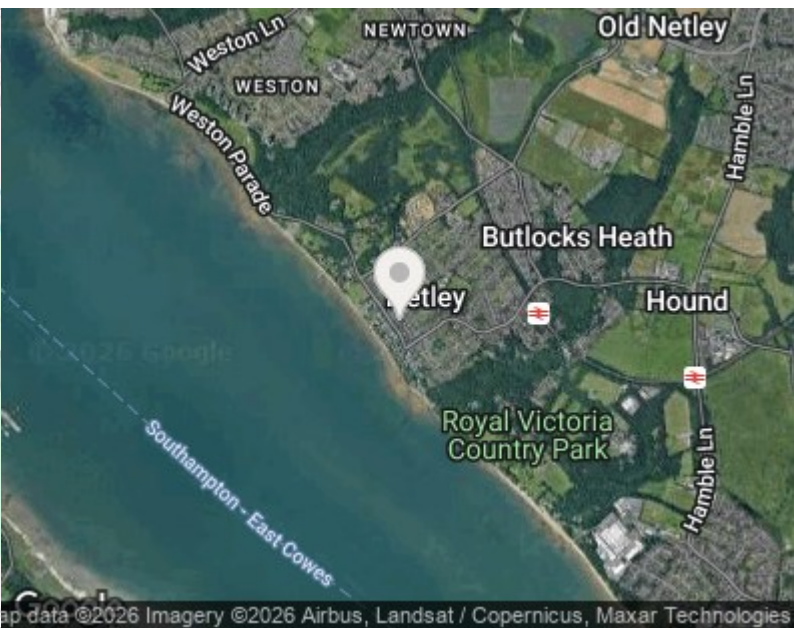
Viewing

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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