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**WOOLSTON ROAD  
BUTLOCKS HEATH  
SOUTHAMPTON  
SO31 5FJ**



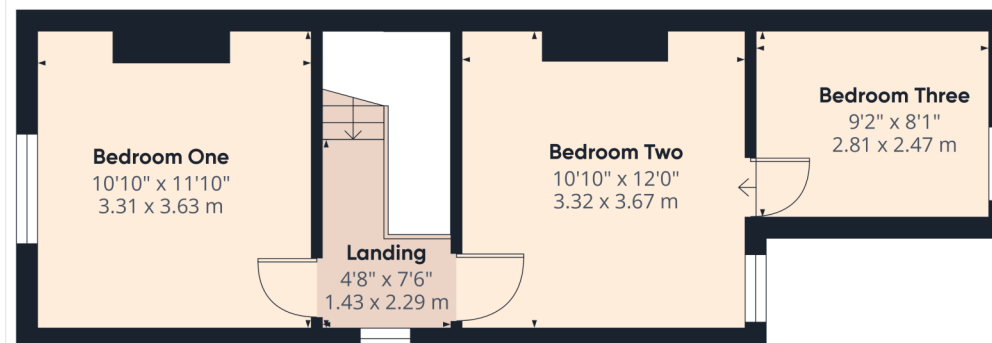
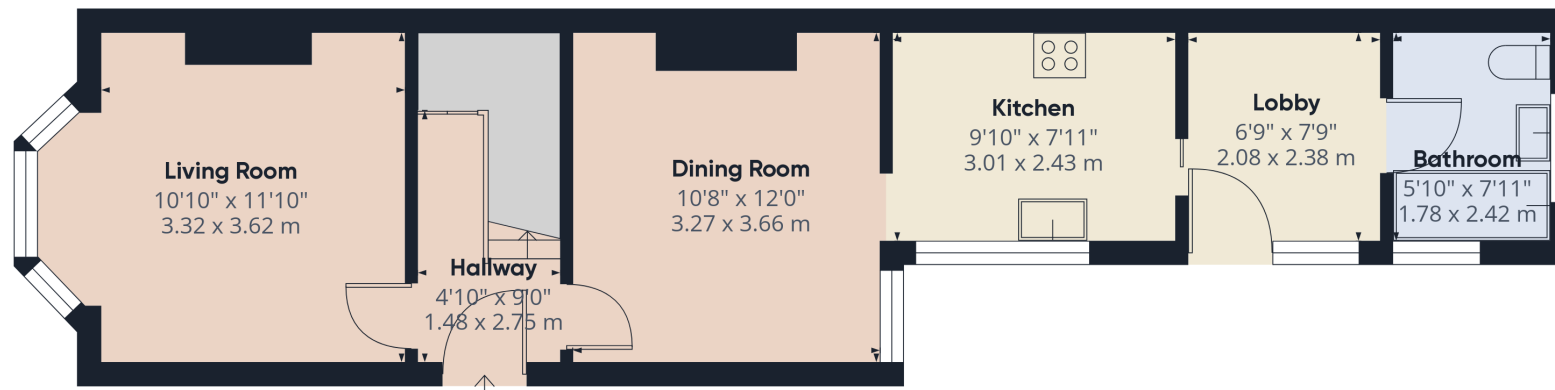
**LATE 1800'S THREE-BEDROOM SEMI-DETACHED HOUSE SITUATED IN A POPULAR POSITION WITH OFF ROAD PARKING,  
SIZABLE GARDEN AND PEDESTRIAN GATE TO NEIGHBOURING PARKLAND, IN NEED OF REFURBISHMENT.  
VIEWING HIGHLY RECOMMENDED.**

**Guide Price £325,000 Leasehold**

Character three bed roomed semi-detached property, originally built of brick elevations under a tiled roof in the late 1800's which has a flat roof single storey extension to the rear. The dwelling is located into the popular residential location of Butlocks Heath and offers the discerning purchaser the opportunity to acquire a property with the potential to be transformed into a beautiful and sizeable family home. Briefly, the ground floor accommodation comprises of a living room, dining room, kitchen, lobby and a bathroom. On the first floor are three bedrooms, two of which are good sized doubles. There is a sizable rear garden with a pedestrian gate which leads to Butlocks Heath Recreation Ground, which offers a play park and woodland walks by the reservoir. There is an area to the front of the property which allows off-road parking for one vehicle.

Butlocks Heath is an area within Netley Abbey. Netley Abbey is home to Royal Victoria Country Park was once the site of the biggest military hospital in the Victorian Empire, this 200 acre site is now ideal for relaxation and leisure. All that remains of the hospital is the chapel, which acts as a heritage centre providing history of the hospital. It also has a 150-foot (46 m) viewing tower, providing views over the park, and across Southampton Water to Hythe, and on a clear day, as far as Southampton itself. Royal Victoria Country Park is located a few minutes stroll from the property.

Netley is the most complete surviving abbey built by the Cistercian monks in southern England. Almost all the walls of its 13th century church still stand, together with many monastic buildings. Netley village offers a range of local shops and a choice of public houses. Public transport is well catered for with Netley train station linking Portsmouth and Southampton and onward journey links to London Waterloo.



Approximate total area<sup>(1)</sup>  
 858.32 ft<sup>2</sup>  
 79.74 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Ground Floor

The hallway offers stairs rising to the first floor and doors into the living room and dining room. The living room is of good proportions and presents a front elevation bay window, allowing an abundance of natural light into the space. The dining benefits from a rear elevation window and an archway which leads into the kitchen. The kitchen comprises of a range of wall and floor mounted units with a worksurface over and has a wall mounted Vaillant gas fired boiler. There is a stainless-steel sink and drainer beneath a side elevation window. A sliding door provides access into the rear lobby offering an external door into the rear garden and a door into the bathroom. The bathroom comprises of a panel enclosed bath, wash hand basin and a WC. There are obscured windows to the side and rear elevations.



### First Floor

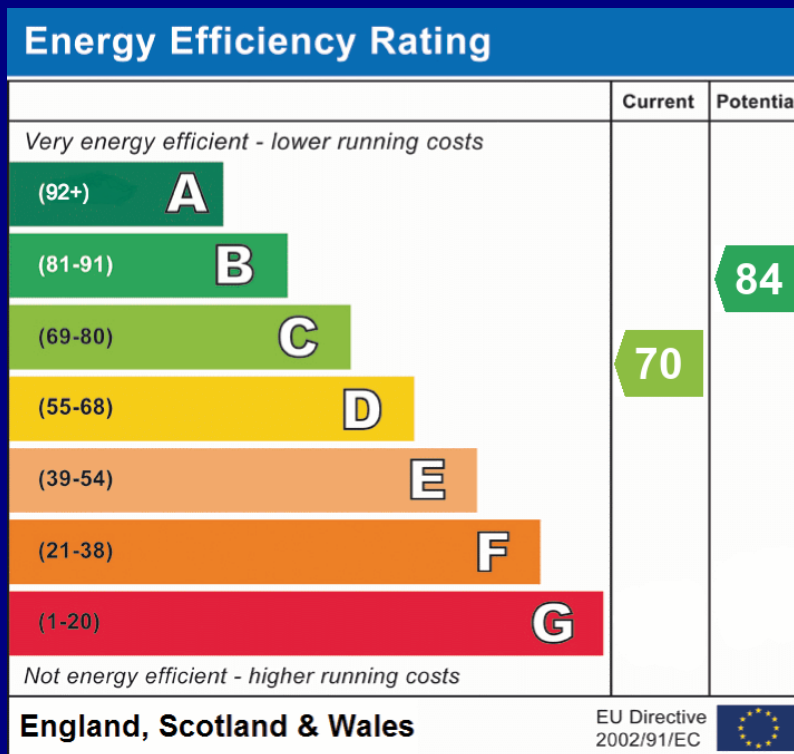
The landing has doors into bedrooms one and two and a side elevation window. Bedroom one, is a well-proportioned double room with a front elevation window and fitted wardrobes each side of the chimney breast. Bedroom two is another good-sized double room with a rear elevation window, two fitted wardrobes and a door into bedroom three. Bedroom three offers a rear elevation window, with views over the garden and a fitted cupboard.



### Outside

The property is approached by a paved footpath leading to the entrance door and a timber gate into the rear garden. The former front garden may be used to park one vehicle. The rear garden is a key highlight. It is largely enclosed by timber fencing and is predominantly laid to lawn with a mixture of established trees and shrubs. A pedestrian gate at the foot of the garden leads to the local play park. A paved patio area, adjacent to the property, provides an ideal spot for outdoor dining. There is the added benefit of a timber storage shed.





**COUNCIL TAX BAND: C - Eastleigh Borough Council. 2024/25 £1947.58.**

**UTILITIES: Mains gas, electricity, water and drainage.**

**LEASEHOLD: Residue of 1000 years from 29th September 1892.**

**Viewings strictly by appointment with Manns and Manns only.**

**To arrange a viewing please contact us.**

**Tel: 02380 404055    Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)**

**1 & 2 Brooklyn Cottages  
Portsmouth Road  
Southampton  
SO31 8EP**



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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.