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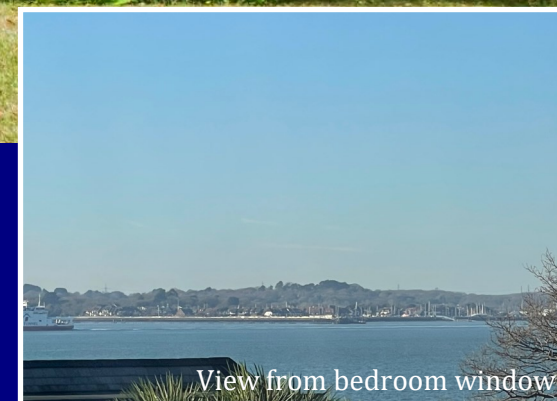
VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055



York Road, Netley Abbey, SO31 5DD

£780,000 Freehold

SUBSTANTIAL AND DOUBLE FRONTED, FOUR BEDROOM DETACHED CHARACTER PROPERTY, BUILT IN THE LATE 19TH CENTURY AND SITUATED IN THE HEART OF NETLEY ABBEY. OCCUPYING AN ENVIABLE PLOT AND OFFERING GLIMPSES OF SOUTHAMPTON WATER, THE DWELLING BOASTS LOVELY GARDENS, OFF-ROAD PARKING AND VARIOUS OUTBUILDINGS. VIEWING HIGHLY RECOMMENDED.



View from bedroom window

This substantial, four bedroom detached property is situated in the conservation area of Netley Abbey. It is located a moments walk from the famous Southampton Water and offers water views from the rear elevation of the first floor. Originally constructed in the late 19th century, the dwelling is built of brick elevations under a tiled roof and retains a number of character features including high ceilings with cornices and ceiling roses, sash style windows and cast iron fireplaces. This spacious and versatile property boasts plenty of space to socialise and relax, with four reception rooms and four double bedrooms. It proudly occupies a sizeable plot, offering potential to develop or extend (subject to relevant planning).

Briefly, the ground floor accommodation comprises of an entrance hall, living room, sitting room, dining room, kitchen/diner, study, utility room and a bathroom. On the first floor is a hallway, four double bedrooms and a shower room with a separate WC. Outside, the gardens wrap around the property. There is a workshop/potential garage and various outbuildings. A driveway provides off-road parking.

Don't miss out on the opportunity to experience the both the accommodation and location on offer, call us today to arrange a viewing,



Netley Abbey

The property is set in Netley Abbey Village and is situated in close proximity to Netley Abbey Ruins and Southampton Water.

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.

The Royal Victoria Country Park is also a short stroll from the property with its idyllic parkland with fabulous water views, a coffee shop and beach front access.

Royal Victoria Country Park, once the home 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.

Schooling in the area is particularly attractive, with Netley Abbey Infant and Junior Schools being situated nearby. The Hamble School in Satchell Lane is the catchment school for 11–16-year-olds. The village is also well catered for by pre-schools and nurseries.

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, it is also within close distance of local sailing clubs.



Ground Floor

Upon entering the property, you are greeted by the entrance hall offering space to de-boot. The beautiful high ceilings offer a sense of space and set the tone for the accommodation ahead. There are doors to principal rooms, stairs ascending to the first floor and a useful understairs storage cupboard. Towards the end of the hallway are doors to each side elevation, opening into the rear garden.

The high ceilings continue into the living room with character features including picture rails, ceiling cornices and a ceiling rose. This well-proportioned room boasts lovely sash windows with secondary glazing forming a three-sided bay to the front elevation. The focal point of this room is a multi-fuel burning stove on a slate hearth with a wooden surround and mantel, making this a cosy space for relaxing at the end of a busy day.

The sitting room again boasts sash windows with secondary glazing forming a three-sided bay to the front aspect, offering views over the property frontage. This room presents a feature fireplace with a cast iron surround and mantel with insert tiles and a gas coal-effect fire. Mirroring the living room, the sitting room also benefits from picture rails, ceiling cornices and a ceiling rose.



The dining room offers a rear elevation window providing a view over the patio area. Again, this room boasts beautiful high ceilings with cornices, a ceiling rose and a dado rail. There is a tiled fireplace and hearth. Fitted cupboards within the alcove, either side of the chimney breast, provide useful storage. The kitchen diner comprises a range of wall and floor mounted units with a wooden worksurface over. There is a twin bowl butler sink, space for a range cooker and appliance space for a fridge freezer. A rear elevation window provides views over the garden.



The utility room offers a range of base units with a worksurface and sink and drainer over. There is plumbing and space for a washing machine and additional appliance space. A side elevation window looks onto the patio.

The study is accessed by double doors from the utility room and offers windows to both side elevations. This is a well-proportioned and versatile space that can be used for a number of purposes depending upon your requirements.

The bathroom comprises of a panel enclosed bath with a handheld shower attachment over, a pedestal wash hand basin and a WC. There is a heated towel radiator, storage cupboard and a side elevation obscured window.



First Floor

Upon ascending the staircase, you find a half landing with a rear elevation window and doors to the shower room and a separate WC.

The shower room is tiled to the walls, offers an obscured window to the rear elevation and benefits from a traditional style towel radiator. The two-piece suite comprises of a shower cubicle and a wash hand basin on a period style vanity unit with storage beneath. A landing loft hatch allows access into the roof space with a skylight. The WC is tiled to principal areas and offers a low-level WC and a wash handbasin. There is a rear elevation obscured window.

Rising to the first floor, the landing offers doors to all bedrooms and a loft access point. A front elevation sash style window provides views over the garden.

Bedrooms one and three are well proportioned double rooms and offer front elevation sash style windows with views over the front garden. Both rooms retain feature cast iron fireplaces in keeping with the character of the property. Bedroom three offers a fitted wardrobe in the alcove aside the chimney breast.



Bedrooms two and four are also spacious double bedrooms and boast rear elevation windows from which you are treated to lovely views of Southampton Water beyond, a rare highlight that few properties enjoy. Both bedrooms again retain feature cast iron fireplaces.



Outside

A key feature of this beautiful property are the wraparound gardens. The property is approached by a gravel and flagstone pathway leading to the entrance door. The front garden is mainly laid to lawn with planted borders containing a mixture of trees and shrubs. The side and rear gardens are also mainly laid to lawn and contain planted and raised borders, ideal for those green fingered individuals. Gates to the rear, open to reveal a gravel driveway providing off-road parking. The gardens contain a well and a number of outbuildings, including a timber summer house and a workshop with power and lighting.

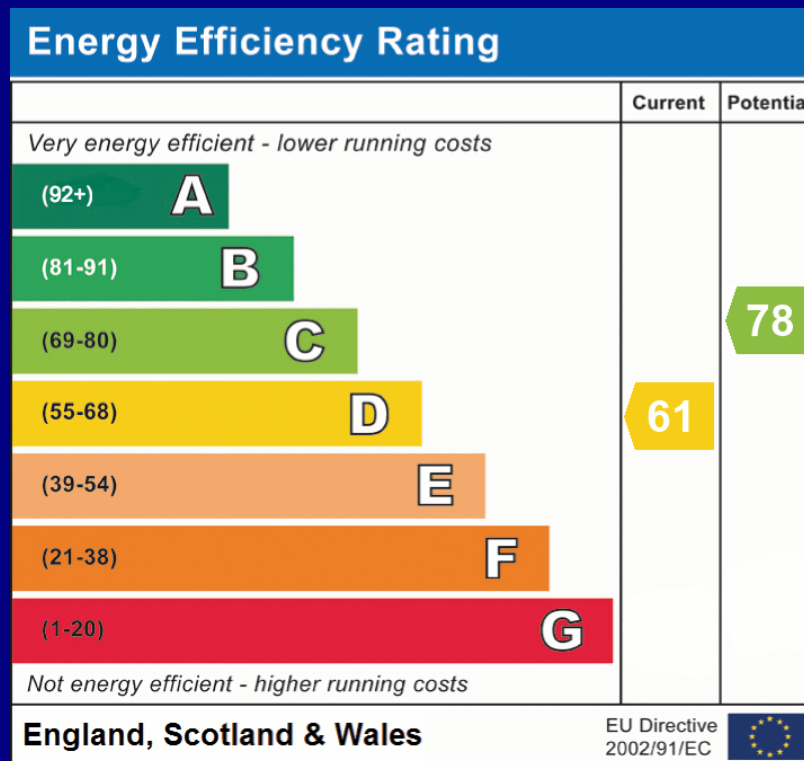




Southampton Water

Family illustration of property





COUNCIL TAX BAND: F - Eastleigh Borough Council. Charges for 2024/25 £3,325.89.

UTILITIES: Mains gas, electric, water and drainage.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055

Web: www.mannsandmanns.co.uk

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



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