

YOUR LOCAL INDEPENDENT ESTATE AGENCY  
ESTABLISHED SINCE 1938

**MANNNS**  
**& MANNNS**  
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK  
TEL: 02380 404055



**ABBEY HILL  
NETLEY ABBEY  
SOUTHAMPTON  
SO31 5FA**



**SAILORS DREAM! THIS CHARMING AND PICTURESQUE GRADE II LISTED DWELLING IS LOCATED ONLY A STONES THROW FROM SOUTHAMPTON WATERFRONT, SET WITHIN A SIZABLE PLOT, WHICH BACKS ONTO THE LOCAL SAILING CLUB WITH A SUN ROOF TERRACE AND SEA VIEWS. NO CHAIN.**

**£975,000 Freehold**

This beautiful and unique detached character property was grade II listed in 2005 and has undergone extensive improvements and additions to the original footprint, creating a sympathetic fusion between tradition and the present day. The dwelling was historically the west lodge to Netley Castle and is believed to have been designed by John Dando and built in circa 1885-1890.

Occupying a generous plot, with a sizeable rear garden and off-road parking for multiple vehicles and a small tender, the property boasts enviable surroundings with idyllic views of Southampton Water from the roof terrace and first floor bedroom. The ground floor comprises of a hallway, living room, inner hallway, shower room, snug, kitchen/diner and a utility room. The first floor offers two double bedrooms, bedroom one has the use of a bathroom and bedroom two offers a shower room. A roof terrace provides serene water views.

Do not miss out on the exciting opportunity to make this property your new home. Call us today to arrange a viewing.

### **The Local Area**

The property is set Netley Abbey and is situated close 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 property is in close proximity to Royal Victoria Country Park 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.

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. The property is also close to local sailing clubs.



Approximate total area<sup>(1)</sup>

1807.76 ft<sup>2</sup>

167.95 m<sup>2</sup>

Reduced headroom

43.43 ft<sup>2</sup>

4.03 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



### Ground Floor Accommodation

Upon entering the property through the hardwood door, you are greeted by an entrance hallway with ample space to de-boot and hang your coats. There are carpeted stairs with a wooden balustrade rising to the first floor, an understairs storage cupboard, a window with views towards Southampton Water and double doors into the living room.

The living room is of good proportions and boasts windows to both the side and rear elevations, offering views towards Southampton Water and of the delightful gardens. The focal point of this room is a wood burning stove with a stone mantel, hearth and surround, making it a lovely spot for gathering and relaxing on those chilly evenings. The room is neutrally decorated and offers carpeted flooring.



The inner hallway provides access to the remaining ground floor accommodation and offers a cupboard, offering a handy storage solution.

The shower room benefits from a door leading directly into the garden, which is perfect for those returning from a day out on the water or exploring the local area. There is a walk-in shower, wash hand basin and a low-level WC. The room retains an original stone wall to one side; the remaining walls and floor are tiled. The shower room is completed by a heated towel radiator.



A door at the end of the inner hallway leads into the snug with a side elevation window presenting views towards Southampton Water. The room is boasts a wood burning stove with an oak mantel, tiled heart and brick surround. This room is a versatile space, providing access into the kitchen/diner, and is utilised by the current owner as an office.



The kitchen/diner retains wooden floorboards and comprises of a range of wall and floor mounted units with a granite worksurface over. The kitchen island boasts an integrated dishwasher and an inset bowl style sink and drainer. There is space for a Range cooker and appliance space for an American style fridge freezer. There is a hardwood door, providing access to the driveway and two front elevation windows. A door from the kitchen leads to a further carpeted staircase rising to the first floor, and to the utility room.



The utility room, with a clay tiled floor, comprises of a range of wall and floor mounted units with a worksurface above. There is a stainless-steel sink and drainer, space and plumbing for a washing machine and further appliance space. A recess with shelving offers a handy storage solution and the room also benefits from an under stairs cupboard. There is a rear elevation door and a side elevation window.



## First Floor Accommodation

The landing offers doors to bedroom one and the bathroom. A loft hatch allows access into the loft space. The staircase and landing are flooded with natural light by way of a glazed door leading onto the roof terrace and by three vertical glazed sections above the stairs, which offer views towards Southampton Water.

Bedroom one is a spacious room with a light and airy feel. There are two windows to the rear elevation and French doors opening onto a Juliette balcony to the side. Here you are treated to picturesque views of Southampton Water, making this a lovely space to relax and unwind at the end of a busy day. Two built in cupboards offer convenient storage.

The bathroom comprises of a tiled panel enclosed bath, pedestal wash hand basin and a low-level WC. With a diamond shaped window to the front elevation.

A second staircase leading from the kitchen/utility room rises to a landing with access to bedroom two and the shower room.

Bedroom two boasts windows to the front and side elevations, offering views over the property frontage and of Southampton Water. A built-in cupboard within the eaves, provides a handy storage space.

The shower room is currently being refurbished by the owner and will comprise of a shower, wash hand basin with storage beneath and a low-level WC. A diamond shaped window looks over the roof terrace. The shower room further benefits from two built in cupboards.





The roof terrace is fully enclosed with a decorative balustrade to two sides. Here you are treated to captivating views of Southampton Water. This lovely space is ideal for both gathering and relaxing alike.



### Outside

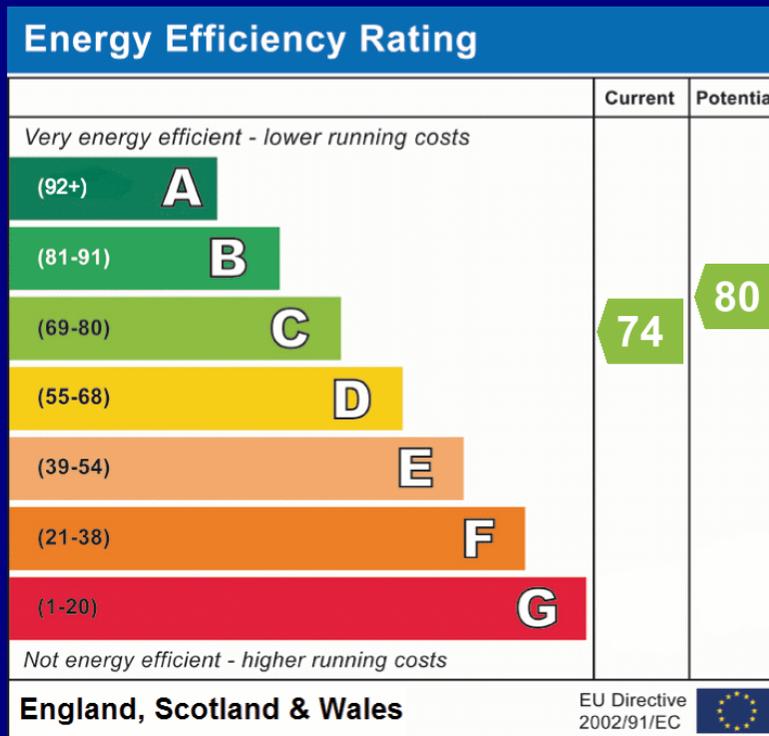
The property is approached via a wooden gate and gravel stone driveway offering parking for multiple vehicles and, if required, a small tender. To the front of the dwelling is a garden which laid to lawn; there are a number of established trees and shrubs. The driveway leads to a charming, canopied porch with trellis detailing to the front and sides.

The rear garden is of generous proportions and is an ideal space for outdoor entertaining and al fresco dining. It is largely laid to lawn with decorative planted borders providing splashes of colour during the spring and summer months. A well with a pump is connected to an outdoor tap. A pathway leads to a timber shed and log store.



A gate from the property leads to the road to the local sailing club.  
Here a pathway leads to the beach and Southampton Water.





**COUNCIL TAX BAND: F - Eastleigh Borough Council**

**UTILITIES: Mains gas, electric and water.**

**The property has a cesspit for sewerage. We understand the capacity to be approximately 6000-7000 gallons.**

**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



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNs AND MANNs.

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.