

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNS
& MANNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

WOOLSTON ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FQ



VERSATILE AND SPACIOUS THREE/FOUR BEDROOM DETACHED CHALET STYLE BUNGALOW IN A POPULAR RESIDENTIAL LOCATION. THE DWELLING BOASTS DRIVEWAY, GARAGE, GARDEN AND OUTBUILDING AND IS IN CLOSE PROXIMITY TO LOCAL AMENITIES AND GREEN SPACES. VIEWING RECOMMENDED.

£650,000 Freehold

We are thrilled to market this versatile and spacious three/four bedroom chalet style detached bungalow in a popular residential location referred to locally as Butlocks Heath. Built of brick elevations under a tiled roof, this lovely dwelling offers flexible living arranged over two floors. The ground floor comprises a hallway, cloakroom, living room, kitchen breakfast room, conservatory, second reception room, study and shower room, the latter rooms of which offer potential for a guest suite or similar. On the first floor are three bedrooms, with an en-suite to the master, and a bathroom. Outside, there is driveway parking for multiple vehicles, a garage, outbuilding and an enclosed rear garden.

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. Schooling in the area is particularly attractive with Netley Abbey Infant and Junior Schools and The Hamble School all being in close proximity. Public transport is well catered for with Netley train station linking Portsmouth and Southampton and onward journey links to London Waterloo.

Don't miss out on the opportunity to experience first hand all this delightful property has to offer. Call us today to arrange a viewing.



Ground Floor

Upon entering the property, you are greeted by the hallway with doors to principal rooms and stairs rising to the first floor.

The 'L' shaped living room is light and airy with a large front elevation window and additional windows to two sides. There is a brick fireplace and surround with space for a freestanding fire. A door leads into the kitchen breakfast room which comprises a range of matching wall and floor mounted units with a work surface over. A window and double doors open into the conservatory. There is a built-under electric oven with an electric hob and extractor above, space and plumbing for a dishwasher and further appliance space.

The conservatory offers windows to three sides providing views over the rear garden and a door opening onto the patio.

Reception room two benefits from a window and door opening out on the patio. This is a beautiful, versatile space that could be used for a number of purposes depending upon your requirements.

The study offers a front elevation window and a door into a shower room, complete with a shower, wash hand basin and WC.

The ground floor accommodation is completed by the added convenience of a cloakroom comprising a wash hand basin and WC.





First Floor

Ascending to the first floor, the landing offers doors to principal rooms. Bedroom one is a well-proportioned double room, full of natural light. There is a dormer to the window to the front aspect and French doors opening to reveal a small balcony to the rear elevation. From here you are treated to lovely views over the rear garden. There are built-in wardrobes and storage within the eaves. Bedroom one boasts the added convenience of an en-suite comprising a shower cubicle, wash hand basin and WC.





Bedroom two, is another double room benefiting from a rear elevation window and two fitted wardrobes. Bedroom three offers a front elevation window and a fitted wardrobe. There is additional storage within the eaves. The four-piece bathroom suite comprises an enclosed panel bath, corner shower cubicle, wash hand basin and WC.

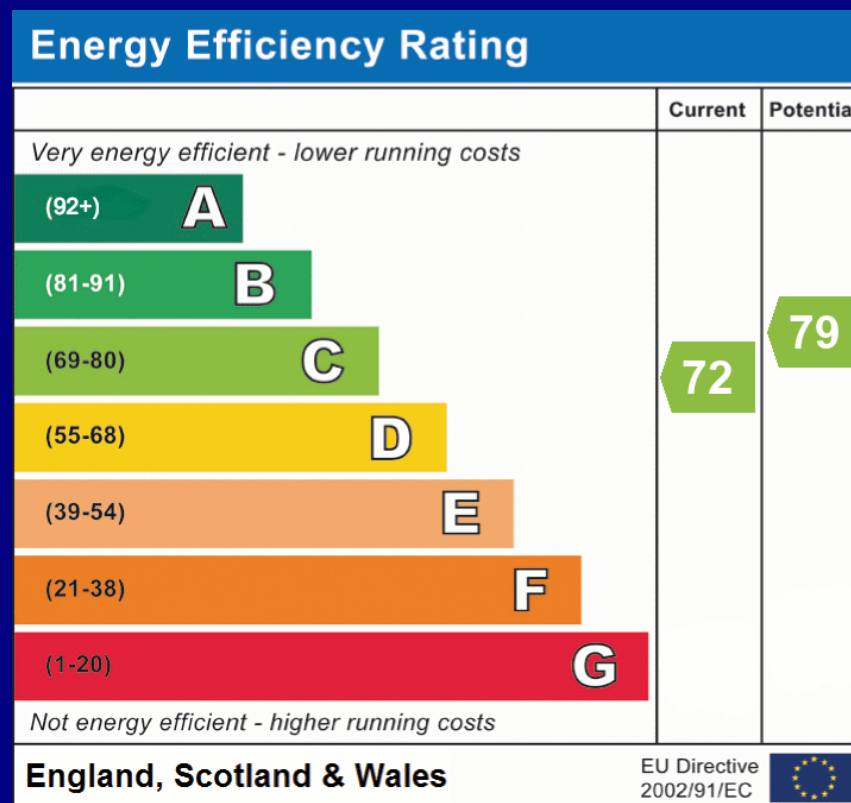
Outside

The property is approached by a driveway providing off-road parking for numerous vehicles and leading to the garage. The garage offers an up and over door to the front aspect and a pedestrian door to the side. There is power and lighting.

The enclosed rear garden is largely laid to lawn with an array of established shrubs and trees. A patio area, adjacent to the dwelling, offers a lovely spot for outdoor entertaining. A raised terrace with a wooden balustrade and pergola may be accessed via steps from the patio.

At the foot of the garden is a former pond and a timber outbuilding, which benefits from power, with a storage area above.





COUNCIL TAX BAND: C Eastleigh Borough Council. Charges for 2025/26 2,046.70.

UTILITIES: Mains gas, electricity, 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**



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.