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OSBORNE QUARTERS, ROYAL VICTORIA COUNTRY PARK, NETLEY ABBEY, SOUTHAMPTON, SO31 5HX



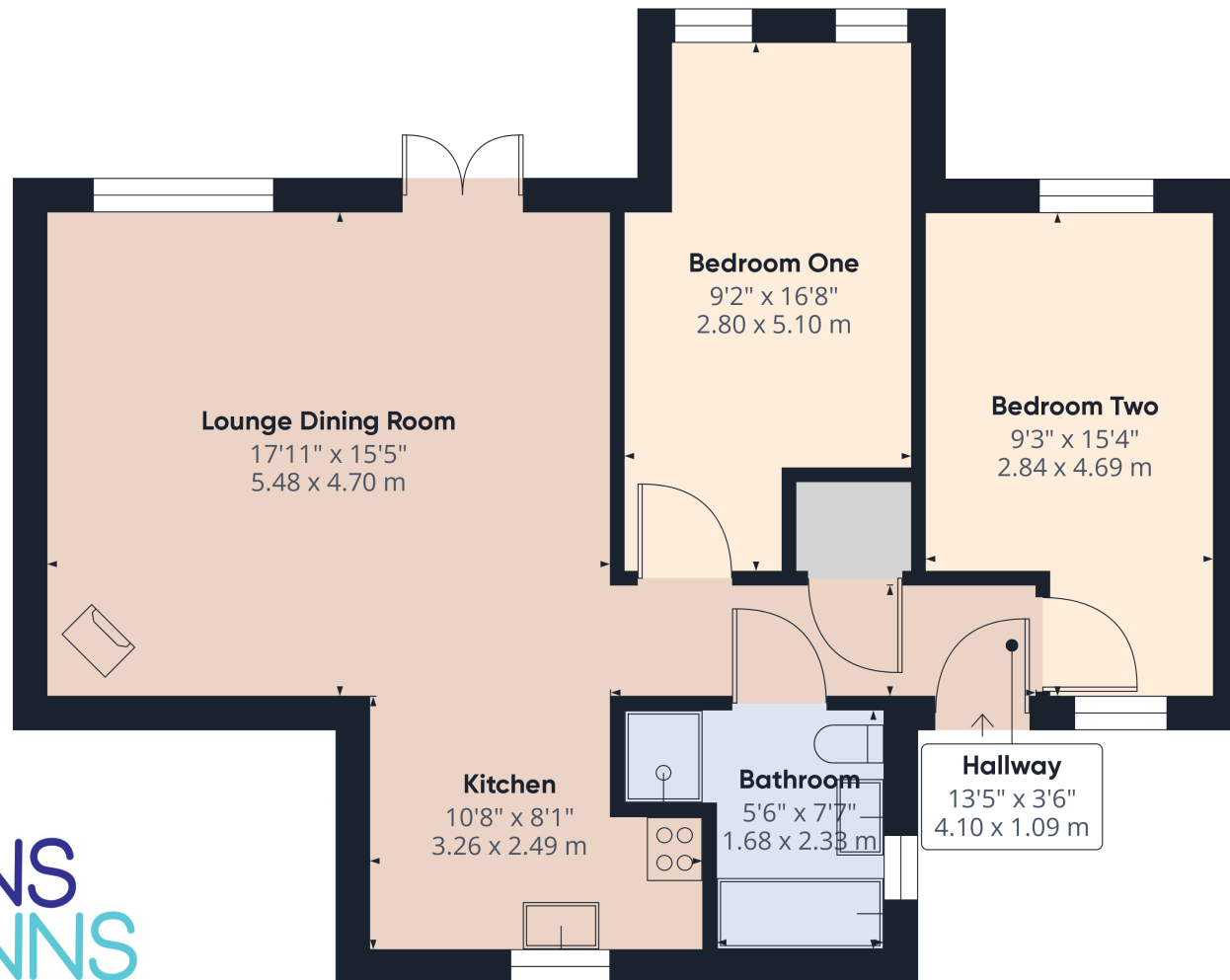
EXQUISITE AND IMMACULATELY PRESENTED TWO BEDROOM COTTAGE STYLE BUNGALOW NESTLED IN THE FAMOUS ROYAL VICTORIA COUNTRY PARK, WITH A LANDSCAPED GARDEN AND RESIDENTS PARKING. VIEWING HIGHLY RECOMMENDED TO APPRECIATE BOTH THE ACCOMMODATION AND INCREDIBLE SETTING ON OFFER.

£425,000 Freehold

This immaculately presented two-bedroom bungalow forms part of an exclusive development located in an idyllic and peaceful setting within the famous Royal Victoria Country Park. Beautifully maintained throughout, this charming turnkey property presents a rare opportunity to acquire a truly magnificent home to be proud of with acres of picturesque woodland on your doorstep.

Built of brick elevations under a slate roof, the dwelling retains traditional sash style windows. Briefly, the accommodation comprises of a hallway, open plan lounge diner and kitchen, two double bedrooms and a bathroom. Externally, there is a landscaped rear garden and residents parking.

Don't miss out on the opportunity to experience firsthand the accommodation and enviable setting on offer. Call us today to arrange a viewing.



Approximate total area⁽¹⁾

729.36 ft²

67.76 m²

(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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The Local Area

The property is set within Royal Victoria Country Park with its idyllic woodland, fabulous waterside walks, coffee shops, picnic areas, a miniature railway and beach front access. This 200-acre site is perfect for relaxation and leisure

Originally commissioned by Queen Victoria in 1855, The Royal Victoria Military Hospital was used to treat casualties returning from overseas during the Boer War. In the years to follow, further buildings were added and the hospital was at capacity during World War II. After a fire in 1963 the main building was demolished, the final operational part of the hospital closed in 1978. The remaining building, the chapel, now acts as a heritage centre providing history of the hospital. It also has a 150-foot (46 m) viewing tower offering views over the park and across Southampton Water towards Hythe, and on a clear day, as far as Southampton itself.

Netley village is also home to Netley Abbey Ruins. 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 offers a range of local shops, amenities and a good choice of eateries and public houses. Schooling in the area is particularly attractive with Netley Abbey Infant and Junior schools in close proximity. The Hamble School is the catchment school for 11-16 year olds. Public transport is well catered for with Netley train station linking Portsmouth and Southampton and onward journey links to London Waterloo.



Accommodation

Upon entering the property, you are greeted by the entrance hall which opens into the main living accommodation. There are doors to the two bedrooms, bathroom and a storage cupboard. Herringbone flooring flows effortlessly into the delightful lounge dining room and kitchen. This generously proportioned room offers, in our opinion, a perfect balance between modern sophistication and timeless elegance. A window and doors open onto the rear garden. A wood burner enhances the cosy ambience. The modern kitchen comprises of a range of matching wall and floor mounted units with under cupboard lighting and a granite style worksurface over. A 1½ bowl sink with a Quooker tap and engraved drainer sit beneath a front elevation window. Integrated Bosch appliances include an electric oven, four burner hob with an extractor hood over, fridge freezer and a dishwasher.





Bedroom one is a well-proportioned double room with two windows offering views over the rear garden. Bedroom two is another generously sized double room with windows to the front and rear elevations. The contemporary bathroom comprises of a tile enclosed bath, separate shower cubicle, wash hand basin and a concealed cistern WC.

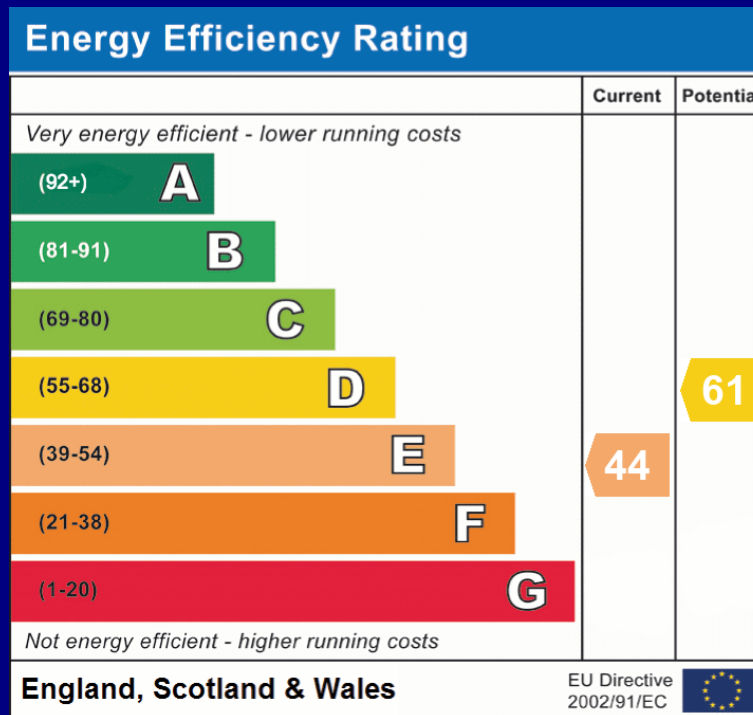


Outside

The attractive, enclosed rear garden has been beautifully maintained and offers a pedestrian access gate. The garden is mainly laid to lawn with a mixture of established trees and shrubs. A paved patio, adjacent to the dwelling, provides a beautiful spot for outdoor entertaining and al-fresco dining. The garden also boasts a further raised seating area.

Royal Victoria Country Park





COUNCIL TAX BAND: D - Eastleigh Borough Council.

UTILITIES: Mains electricity, water and drainage.

MANAGEMENT FEE: Approximately £400 per annum paid to Lambert Smith Hampton.

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

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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.