

YOUR LOCAL INDEPENDENT ESTATE AGENCY  
ESTABLISHED SINCE 1938

**MANNS**  
**& MANNS**  
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK  
TEL: 02380 404055



**BENEDICT PLACE  
17 ST. MARYS ROAD  
NETLEY ABBEY  
SOUTHAMPTON  
SO31 5HQ**



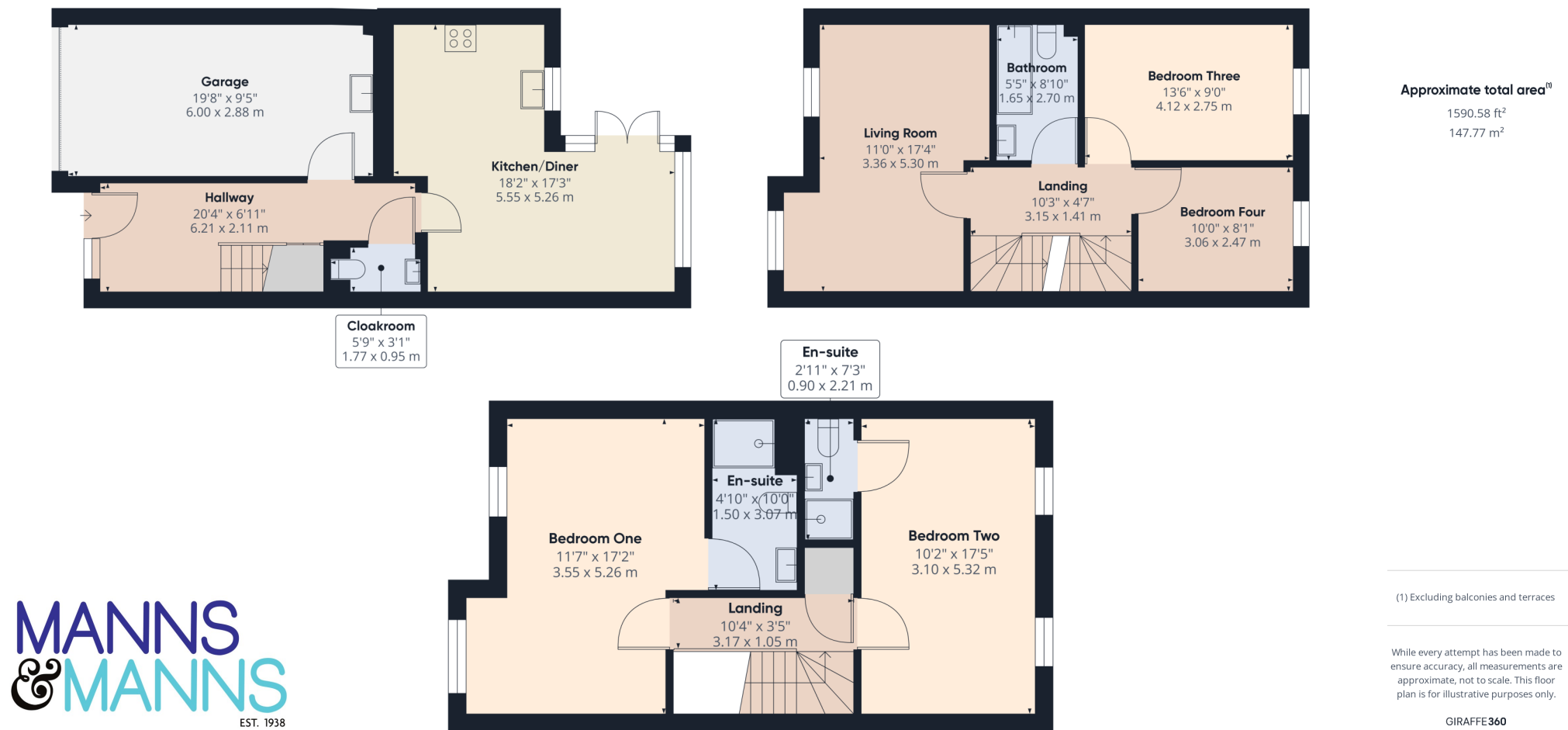
**MODERN AND WELL-PRESENTED FOUR BEDROOM SEMI-DETACHED PROPERTY WITH A GARAGE AND DRIVEWAY, SITUATED IN THE WELL REGARDED RESIDENTIAL LOCATION OF NETLEY ABBEY. IN CLOSE PROXIMITY TO LOCAL AMENITIES AND GREEN SPACES, VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.**

**£475,000 Freehold**

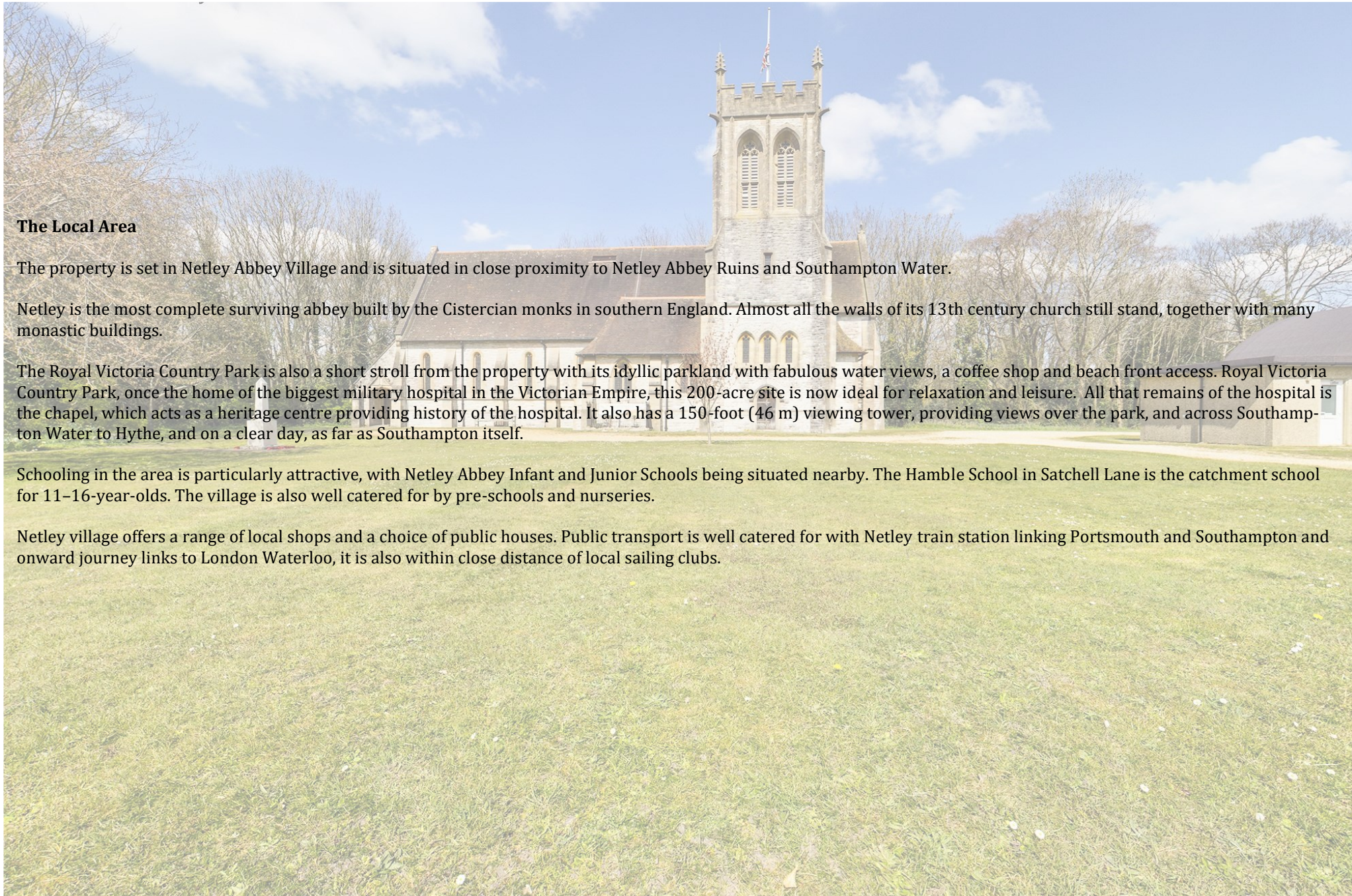
This modern and well-presented semi-detached property, is situated in the highly popular residential location of Netley Abbey. Conveniently located for the village, local train station and The Royal Victoria Country park, this delightful dwelling is perfect for those seeking a comfortable and contemporary style home in close proximity to green spaces, picturesque walks and the numerous leisure activities offered on the well-regarded Southampton Water.

Briefly, the ground floor accommodation comprises of a hallway, kitchen/diner, cloakroom and garage. On the first floor is a living room, two bedrooms and a bathroom. The second floor offers two bedrooms, both with en-suite facilities. Externally, there is a low maintenance, enclosed rear garden and a driveway providing off-road parking.

Don't miss out on the exciting opportunity to make this house your new home. Call us today to arrange a viewing.







### **The Local Area**

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 Accommodation

Upon entering the property, you are greeted by a light and airy hallway with space to de-boot and hang your coats. There is an understairs cupboard, turning stairs rising to the first floor and doors to the kitchen/diner, cloakroom and garage. The tiled floor flows into the kitchen/diner and cloakroom.

The kitchen/diner is located at the rear of the property and boasts a vaulted ceiling with three skylight windows, which allow an abundance of natural light to enter the space. The contemporary style kitchen will prove popular with culinary enthusiasts and comprises of a number of matching wall and floor mounted units with a roll top worksurface over. There is a built-in electric, double oven, a four-ring gas hob with an extractor hood over, integrated dishwasher, space for an American style fridge freezer and a 1½ bowl stainless-steel sink and drainer, which sits beneath a rear elevation window. The kitchen also offers a pantry style cupboard and under cupboard lighting. The dining area benefits a window and French doors which overlook and open out onto the rear garden and patio area. The kitchen/diner further benefits from underfloor heating.

The ground floor has added convenience of a cloakroom with a low-level WC and wash hand basin.

The garage offers an up and over door to the front elevation and may also be accessed directly from the hallway. It is currently being utilised as a utility/storage area and boasts numerous floor units with a worksurface over and fitted cupboards. There is a stainless-steel sink and drainer, space and plumbing for a washing machine and further appliance space.







### First Floor Accommodation

The first-floor landing provides doors to all rooms and turning stairs ascending to the second floor.

The living room offers two windows to the front elevation which provide views over the property frontage. The room is decorated in neutral tones making it a lovely space to relax and unwind at the end of a busy day.

Bedroom three is a good-sized double room with a window to the rear elevation overlooking the garden.

Bedroom four is decorated in neutral tones and has a rear elevation window.

The modern three-piece bathroom suite comprises of a panel enclosed bath with a handheld shower attachment, a pedestal wash handbasin and low-level WC. There is tiling to principal areas and a tiled floor.







## Second Floor Accommodation

Ascending to the second floor, the landing has doors to principal rooms, a cupboard housing the hot water cylinder and a loft access point.

Bedroom one, a spacious double, presents two windows to the front elevation making this a lovely light and airy room. This bedroom also boasts built-in wardrobes with mirror fronted, sliding doors and matching built-in drawers. The room has the added convenience of an en-suite, which comprises of a large shower cubicle, pedestal wash hand basin and a low-level WC.

Bedroom two, another a well-proportioned double, has two windows providing views over the rear garden. This bedroom also has the benefit of its own en-suite, comprising of a shower cubicle, wash hand basin and a low-level WC.

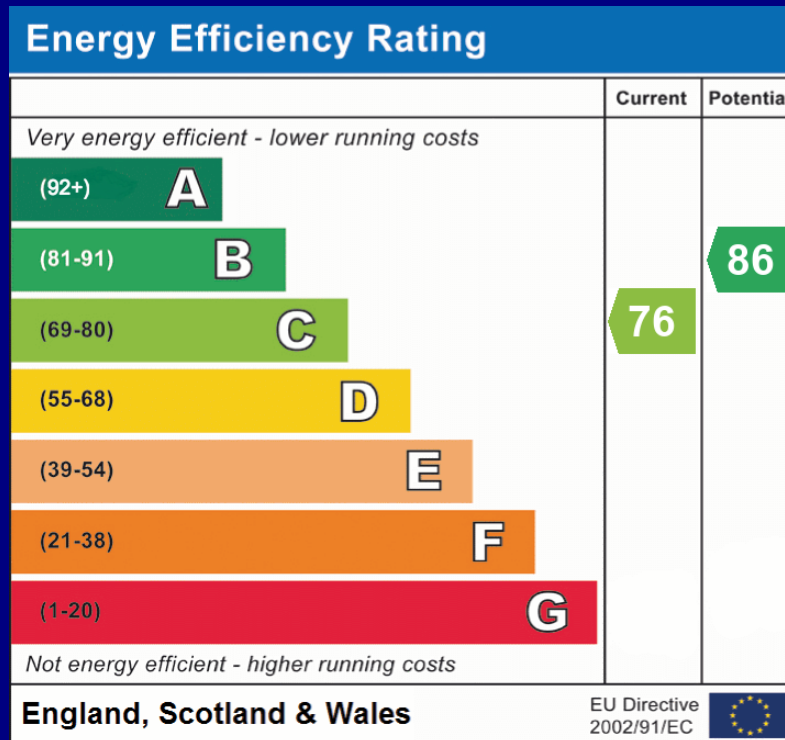




Outside

The property is approached by a block paved driveway, providing off-road parking and leading to a garage with an up and over door. There is pedestrian access into the rear garden via a footpath and gate.

The low maintenance rear garden is enclosed by timber fencing and is largely laid to artificial lawn with a number of decorative, raised planted borders. A timber shed offers a convenient storage solution. A paved patio, adjacent to the property, provides a lovely spot for outdoor entertaining and al fresco dining.



**COUNCIL TAX BAND: D - Eastleigh Borough Council.**

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

**The owners pay circa £120 per annum to Benedict Place Management Company - insurance for the shared road.**

**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.