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**GARFIELD ROAD  
NETLEY ABBEY  
SOUTHAMPTON  
SO31 5DN**



**SYMPATHETICALLY MODERNISED TWO BEDROOM END OF TERRACE CHARACTER COTTAGE SITUATED IN THE HEART OF NETLEY ABBEY. THE PROPERTY OFFERS AN ENCLOSED REAR GARDEN AND BOASTS VIEWS OF SOUTHAMPTON WATER FROM THE FIRST FLOOR. OFFERED WITH NO FORWARD CHAIN. VIEWING HIGHLY RECOMMENDED.**

**Offers Over £350,000 Freehold**

This beautiful two bedroom end of terraced cottage is situated in the heart of Netley Abbey and a stones throw from Southampton Water, wonderful views of which may be enjoyed from the first floor. The location of the property is a key highlight with Netley Abbey ruins, Royal Victoria Country Park and various local amenities within striking distance. Whether you are seeking the convenience of village life or searching for a home granting access to picturesque waterside or woodland walks, this delightful property offers you the best of both worlds.

This charming cottage has been sympathetically modernised by the current owners and cleverly juxtaposes a host a character features with contemporary touches, culminating in a home filled with rustic allure and modern elegance. On the ground floor is newly fitted kitchen and three reception rooms, perfect for hosting and demonstrating the versatility of the accommodation on offer. The first floor boasts two double bedrooms and a bathroom. Outside, is a courtyard to the front and an enclosed garden to the rear.

Don't miss out on the opportunity to experience firsthand all this beautiful cottage has to offer. Call us today to arrange a viewing.



Approximate total area<sup>m</sup>  
942 ft<sup>2</sup>  
87.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### The Local Area

The property is set in the heart of Netley Village 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 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.

Netley offers a range of local shops, a number of public houses and there is a good choice of schools within the vicinity. 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.

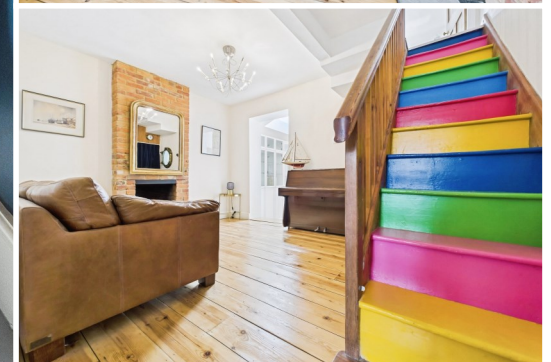


## Ground Floor Accommodation

Upon entering the property, you are welcomed into the hallway offering space to de boot. There are doors into the living room and dining room.

The living room is a stylish and cosy space, ideal for relaxing at the end of a busy day. The ambience is enhanced by a lovely feature fireplace. This room benefits from a front elevation bay window.

The dining room boasts a pretty fireplace, it's brick surround increasing the rustic charm. There are stairs to the first floor with useful understairs storage. An opening leads into the family room and kitchen.



The newly fitted kitchen (currently being installed) is modern in finish with a range of gloss white wall and base units. The family room is a beautiful light and airy space, perfect for socialising, with bifold doors opening directly onto the decking area. A skylight window allows additional natural light into the room.



## First Floor Accommodation

Ascending to the first floor, the landing offers doors to all rooms, a side elevation window and a loft hatch into the attic space. Bedroom one is a well-proportioned double room with windows to the front and side elevations, from which you are treated to views towards Southampton Water. There is a brick fireplace, with fitted wardrobes to each side offering useful storage. Bedroom two boasts a pretty feature fireplace. There is a rear elevation window and a porthole window within the wall, from which you are treated to views of the water. The bathroom offers an obscured rear elevation window and comprises a panel enclosed bath with a shower over, a wash hand basin and a WC.



## Outside

The property is approached via a footpath leading to the entrance door. The courtyard is largely wall enclosed and laid to shingle with a number of established plants and shrubs.

The split-level rear garden is enclosed by timber fencing. A raised decked terrace, accessed from the family room offers an lovely spot for al fresco dining. Steps lead down to the low maintenance garden area which is predominately paved and contains various trees and shrubs. At the foot of the garden are two timber storage sheds.



# EPC to follow

**COUNCIL TAX BAND: B - Eastleigh Borough Council. Charges for 2025/26 £1,790.87.**

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

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

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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.