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**STATION ROAD  
NETLEY ABBEY  
SOUTHAMPTON  
SO31 5AF**



**RARE OPPORTUNITY TO ACQUIRE THIS LOVELY THREE BEDROOM SEMI-DETACHED VICTORIAN DWELLING IN A HIGHLY SOUGHT AFTER LOCATION IN THE HEART OF NETLEY ABBEY. WITH A LARGE, ENCLOSED REAR GARDEN AND OFF-ROAD PARKING, EARLY VIEWING IS HIGHLY RECOMMENDED.**

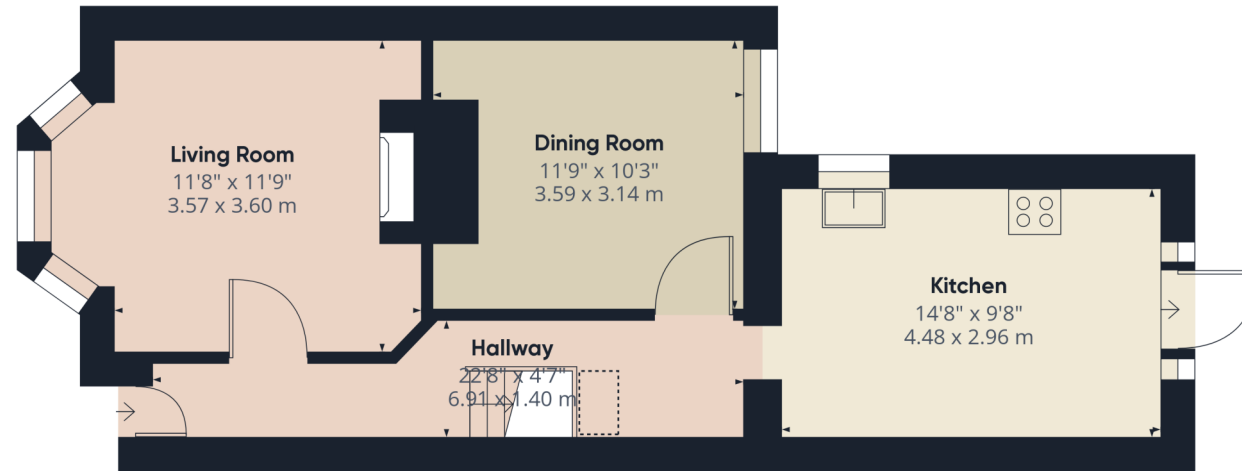
**Guide Price £400,000 Leasehold**

Rarely available and located in a desirable postcode in the heart of Netley Abbey, this neutrally decorated, three bedroom, Victorian, semi-detached property is now available for sale. Ideal for families, couples, or sharers, this home boasts two spacious reception rooms and a large enclosed rear garden, perfect for entertaining guests or relaxing with loved ones. The dwelling offers the added benefit of off-road parking to the rear, with the potential for the new owner to add garaging or a workshop (subject to the relevant planning).

Briefly, the ground floor accommodation comprises of a hallway, living room, dining room and kitchen. Three bedrooms and a bathroom can be found on the first floor. Externally, there is a small area of lawn to the front of the property, a large, enclosed rear garden and off-road parking.

### **Key Features**

- ◆ *Three Bedroom Semi-Detached House*
- ◆ *Two Reception Rooms*
- ◆ *Re-fitted Kitchen*
- ◆ *Family Bathroom*
- ◆ *Enclosed Rear Garden*
- ◆ *Off-Road Parking*
- ◆ *Central Village Location*
- ◆ *Close To Local Amenities*

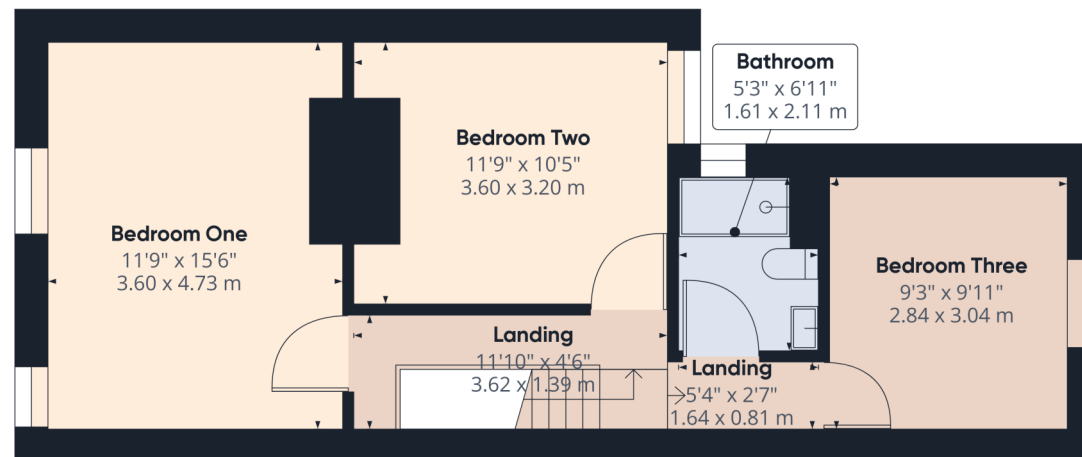


Approximate total area<sup>(1)</sup>

986.08 ft<sup>2</sup>  
91.61 m<sup>2</sup>

Reduced headroom


3.68 ft<sup>2</sup>  
0.34 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.



### 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.



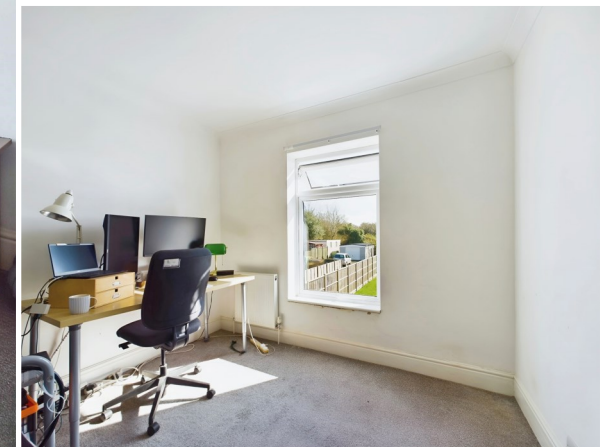
### Ground Floor Accommodation

Upon entering the property, you are greeted by a light and spacious hallway, with an insert coir mat, doors to principal rooms, stairs rising to the first floor and understairs storage. From the outset, the high, coved ceilings, skirting boards and archway reflect the current owner's dedication to retaining a number of period features during renovation.

The well-proportioned living room, to the front elevation, boasts a large bay window and a fireplace with a tiled back and hearth and a wooden surround, which are in-keeping with the age of the house. The large dining room boasts ample space for your dining furniture; however, this versatile space offers the flexibility to be utilised as an office, playroom or similar. There is a double glazed UPVC window to the rear elevation, high skirting boards, coved ceiling and a cast iron fireplace with a wooden surround.



The kitchen is located at the rear of the house and has been refitted with a range of matching base units to one side of the room, with a square edge worksurface over. A UPVC double glazed window to the side elevation, sits above a 1½ bowl stainless steel sink and drainer. There is an eye-level electric oven, five ring gas hob with an extractor hood over, space and plumbing for a washing machine and dishwasher, and further appliance space. At the rear of the kitchen is a combination boiler. French doors to the rear aspect, open out onto an area of wooden decking, making this the perfect space for gathering and taking advantage of the seamless transition from indoor to outdoor entertaining.



### First Floor Accommodation

Ascending to the first-floor landing, there is a wooden spindle balustrade, a loft access point and doors to all rooms.

Bedroom one, is a large double room spanning the width of the property. There are two double glazed UPVC windows to the front elevation making this a light and airy space, perfect for relaxing and unwinding. This bedroom has the added allure of a cast iron fireplace and mantel within the chimney breast. Bedroom two, also a good-sized double, has a UPVC double glazed window to the rear elevation which overlooks the garden. Bedroom three, to the rear of the house, has a UPVC double glazed window with views over the garden. The well-equipped bathroom is fully tiled and comprises of a double shower cubicle with a rainfall effect shower, low level WC and a wash hand basin with a vanity unit beneath. The bathroom also benefits from a heated towel radiator and heated mirror with integral lighting.





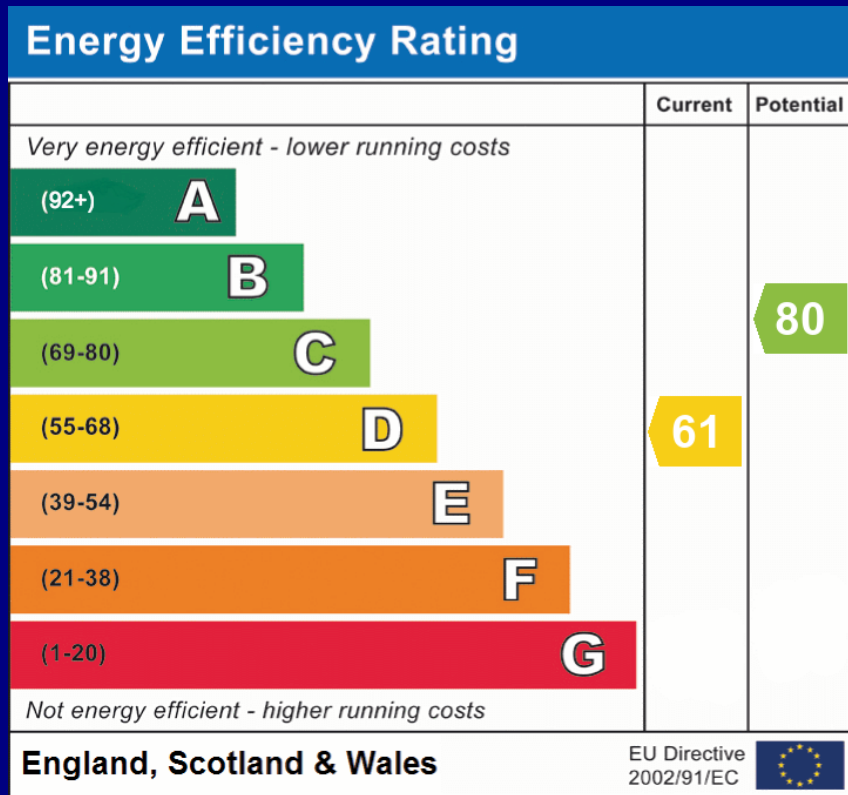
## Outside

Externally, the property is approached via a footpath, which is accessed by what is believed to be the original wrought iron gate. The front garden is mainly laid to lawn and is enclosed by a wall.

A shared access, gated driveway at the side of the house leads to a pea shingle parking area, boasting off-road parking for multiple vehicles. Here, you will find a further area of land, which has the potential to house a workshop or garage (subject to planning).

The large rear garden is laid to lawn and enclosed by timber fencing with concrete posts to either side. An area of decking, adjacent to the property, presents the ideal spot for outdoor entertaining and al-fresco dining. At the foot of garden are double gates, allowing secure storage for a small tender and providing pedestrian access to the parking area.





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

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

**LEASE LENGTH: Residue of 1000 years from 1898 and 999 years from 1898.**

**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)



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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.