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WOOLSTON ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FN

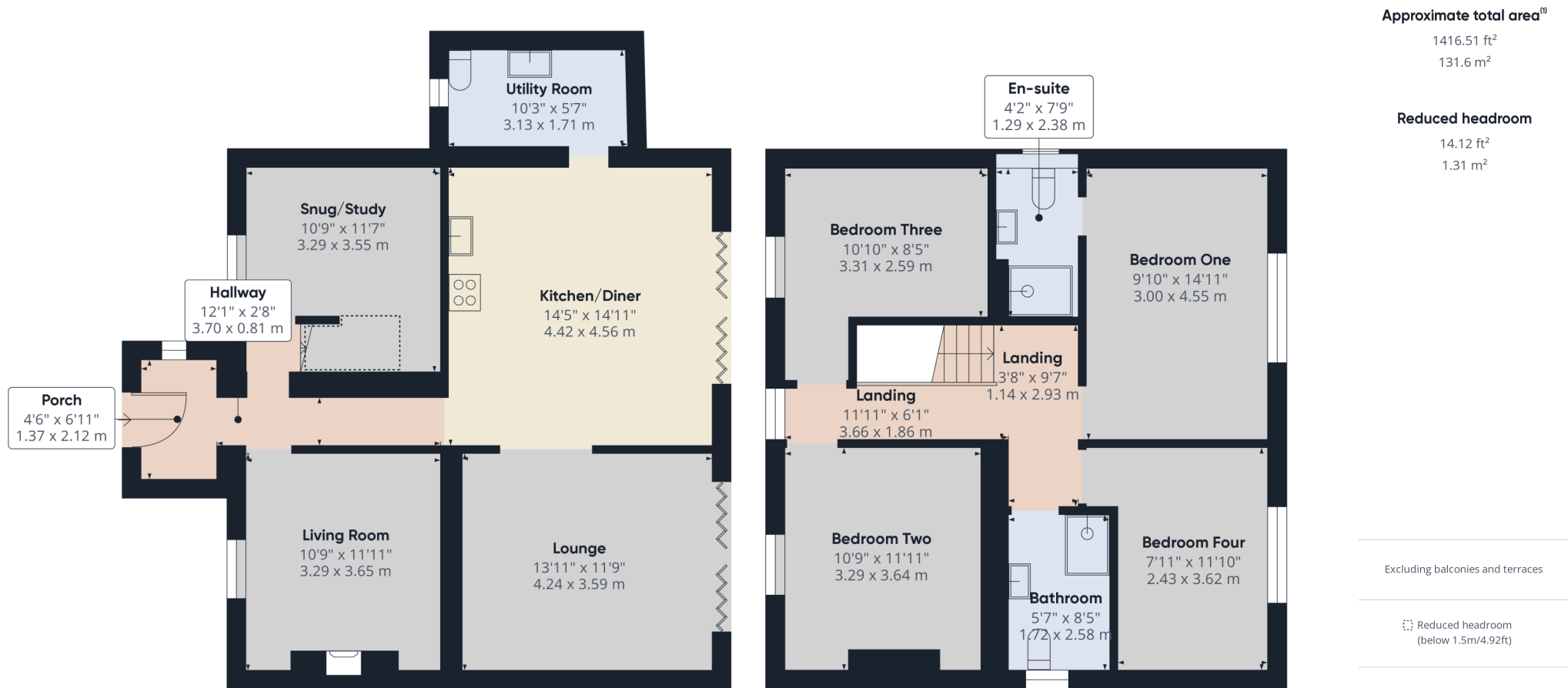


**ATTRACTIVE DETACHED FOUR BEDROOM CHARACTER HOME. EXTENSIVELY AND SYMPATHETICALLY RENOVATED TO A HIGH SPECIFICATION AND SITUATED IN A HIGHLY POPULAR LOCATION WITH OFF-ROAD PARKING.
NO FORWARD CHAIN.**

Guide Price £550,000 to £600,000 Freehold

This delightful home was originally built in the late 1800s and has since been extensively renovated to a high specification. It offers the discerning purchaser an opportunity to acquire a warm and aesthetically pleasing home. The dwelling has been sympathetically modernised and seamlessly blends character features with the comfort and convenience of contemporary living. Neutrally decorated throughout, this turnkey property will make the ideal family home and is an opportunity not to be missed.

The ground floor comprises of an impressive open plan kitchen/diner and lounge. There is a formal living room, snug/study, utility room, hallway and porch. To the first floor there are four bedrooms, with an en-suite to bedroom one, and a family bathroom. Externally, there are two driveways offering ample off-road parking and an enclosed rear garden with a large, decked terrace, adjacent to the house.



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 Netley and is situated in close proximity to Netley Abbey Ruins and Southampton Water. The nearby reservoir and woodland, with fabulous walks are just a short stroll away.

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 close by 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.

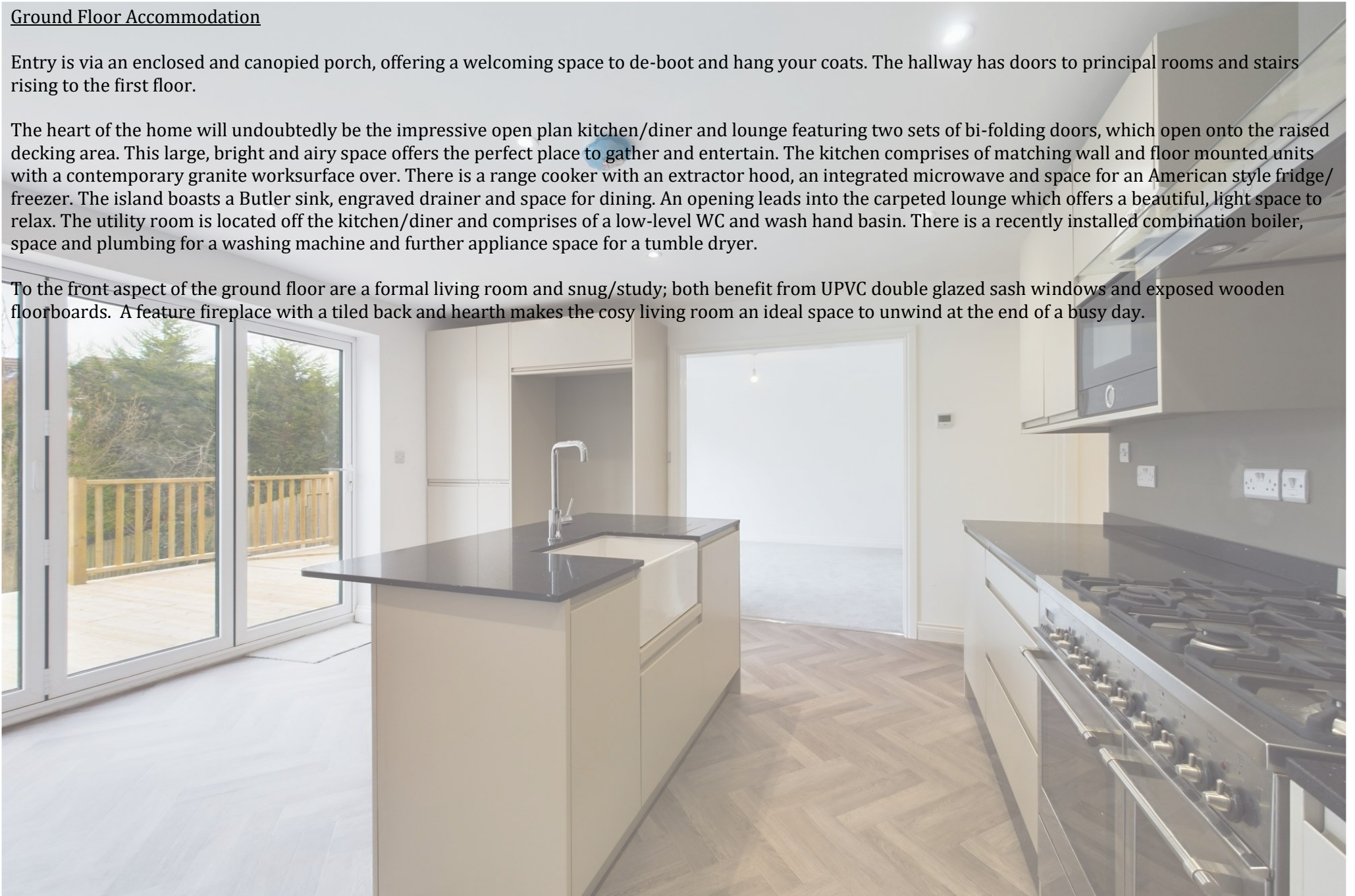
Netley offers a range of local shops and a choice of public houses. Public transport is well catered for with Netley train station linking Portsmouth and Southampton and onward journey links to London Waterloo, it is also within close distance of local sailing clubs.

Ground Floor Accommodation

Entry is via an enclosed and canopied porch, offering a welcoming space to de-boot and hang your coats. The hallway has doors to principal rooms and stairs rising to the first floor.

The heart of the home will undoubtedly be the impressive open plan kitchen/diner and lounge featuring two sets of bi-folding doors, which open onto the raised decking area. This large, bright and airy space offers the perfect place to gather and entertain. The kitchen comprises of matching wall and floor mounted units with a contemporary granite worksurface over. There is a range cooker with an extractor hood, an integrated microwave and space for an American style fridge/freezer. The island boasts a Butler sink, engraved drainer and space for dining. An opening leads into the carpeted lounge which offers a beautiful, light space to relax. The utility room is located off the kitchen/diner and comprises of a low-level WC and wash hand basin. There is a recently installed combination boiler, space and plumbing for a washing machine and further appliance space for a tumble dryer.

To the front aspect of the ground floor are a formal living room and snug/study; both benefit from UPVC double glazed sash windows and exposed wooden floorboards. A feature fireplace with a tiled back and hearth makes the cosy living room an ideal space to unwind at the end of a busy day.







First Floor Accommodation

Ascending to the first floor landing, there are doors to principal rooms, a loft hatch and a front elevation UPVC double glazed sash window allowing an abundance of natural light to flood into the upstairs accommodation.

Bedroom one, to the rear aspect, is of generous proportions and benefits from an en-suite shower room comprising of a shower cubicle with a rainfall effect shower, vanity wash hand basin and a WC with a concealed cistern. There is a shaver point, extractor fan and a contemporary heated towel radiator.

Bedroom two, at the front of the property, has a UPVC double glazed sash window and the added benefit of a feature fireplace.

Bedrooms three and four also offer UPVC double glazed windows. All bedrooms are finished in neutral décor and include newly fitted grey carpets.

The family bathroom comprises of a panel enclosed bath with a mixer tap and separate shower attachment, shower cubicle, vanity wash hand basin and a low-level WC. There is a shaver point and chrome heated towel radiator. With half height, panelled effect walls this bathroom portrays style and elegance, in keeping with the remainder of the property.

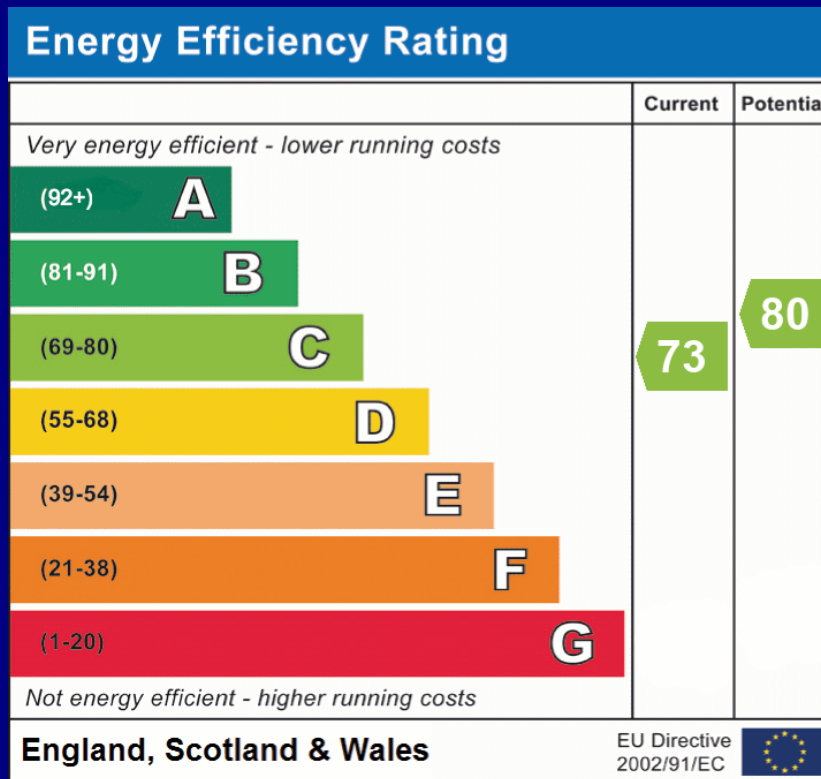


External

The front of the property has a driveway to each side, providing off-road parking. There is an area of front garden with a pathway leading to the front door and canopied porch.

The generously sized rear garden is currently being landscaped (subject to weather). It offers a raised decking area, which is accessed via bi-folding doors from the kitchen/diner and lounge. Edged with timber rail fencing, this offers the perfect spot for outdoor entertaining and al fresco dining.





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