HUNTERS®

HERE TO GET *you* THERE



Station Road

Netley Abbey, Southampton, SO31 5AE

Offers In Excess Of £650,000

4 2 3 E

- DETACHED VICTORIAN FAMILY HOME
- EN SUITE & DRESSING ROOM
- DETACHED GARAGE
- THREE RECEPTION ROOMS
- GOOD SIZE GARDEN WITH OUTBUILDING
- THREE DOUBLE BEDROOMS & LOFT ROOM
- AMPLE PARKING FOR MULTIPLE VEHICLES
- VILLAGE LOCATION
- DOWNSTAIRS CLOAKROOM
- AN OBUNDANCE OF CHARATER

Tel: 023 8045 8054

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Hunters are delighted to bring to the market this Victorian detached double fronted family home situated on a generous plot with easy access to shops, park and amenities. The property boasts three reception rooms, modern kitchen breakfast room, and downstairs cloakroom. Upstairs offers three double bedrooms with modern en suite shower room and dressing room to master suite. modern family bathroom and loft room. Outside is just as impressive features include a good size garden with a detached workshop/office (originally the Garage) with power and parking for multiple vehicles.

The ancient village of Netley Abbey is situated between the City of Southampton and the historic village of Hamble. The village gets its name from the ruined Cistercian Abbey which was founded by Peter des Roche, Bishop of Winchester in 1239 under the patronage of Henry III and later sacked by Henry VIII. The village boasts many local amenities and shops including, Co-op, bakers, pharmacy, hair dressers, post office, library and an award winning fish & chip shop. There is also the Royal Victoria Country Park, formerly the site of The Royal Victoria Hospital and now 220 acres of waterside parkland and woodland. Communication links include a train station with connections to Southampton and Portsmouth, road access to M27, M3 and Southampton International Airport.

Front Approach
Mainly laid to lawn with flower and shrub beds, driveway leading to further gravelled parking area for several vehicles.

Veranda
Wooden veranda with glass roof, door to:

Entrance Hall
Stairs, door to:

Dining Room
13'9" x 13'9" (4.20m x 4.20m)
Fitted carpet, radiator, fireplace, coving to ceiling with ceiling rose, double glazed double doors to veranda.

Sitting Room
15'5" x 12'9" (4.70m x 3.89m)
Three double glazed sash windows to front, double radiator, fitted carpet, coving to ceiling, chimney breast with gas fireplace with wooden mantle over, picture rail.

Living Room
18'10" x 14'1" (5.74m x 4.29m)
Double glazed sash window to side aspect, vinyl flooring, radiator, fitted carpet, coving to ceiling with ceiling rose, picture rail, dado rail, TV point, chimney breast with open fireplace with brick built surround

Kitchen/Breakfast Room
16'4" x 13'9" (4.98m x 4.19m)
Fitted with a matching range of base and eye level units and drawers with worktop space over, composite sink with mixer tap, cold drinking tap and water softner, space for fridge freezer, range cooker, plumbing for dishwasher, built in microwave, tiled flooring, radiator, double glazed window to rear, skimmed ceiling, double doors to garden.

Inner Porch
Plumbing for washing machine, space for tumble dryer, tiled flooring, door to garden open plan to:

Cloakroom
Double glazed Window to rear, fitted two piece suite comprising wash hand basin with cupboards under, and low level WC.

Landing
Two Double glazed sash Windows to side, fitted carpet, radiator, stairs to loft room, door to

Main Bedroom
12'9" x 10'1" (3.89m x 3.07m)
Double glazed sash Window to rear, chimney breast, fitted carpet, built in Storage cupboard, door to:

Dressing Room
9'6" x 5'8" (2.90m x 1.73m)
Built-in wardrobe(s), with mirrored sliding doors, fitted carpet, recessed ceiling spotlights, door to:

En-suite Bathroom
Fitted with a modern four piece suite comprising p shaped jacuzzi bath with shower over and glass screen, inset wash hand basin with cupboards under, low level WC. Bedit, heated towel rail, under floor heating, tiled surround, skimmed ceiling with recessed spotlights,

Bedroom 2
15'5" x 12'9" (4.70m x 3.89m)
Double glazed sash bay Window to front, radiator, laminate flooring, skimmed ceiling.

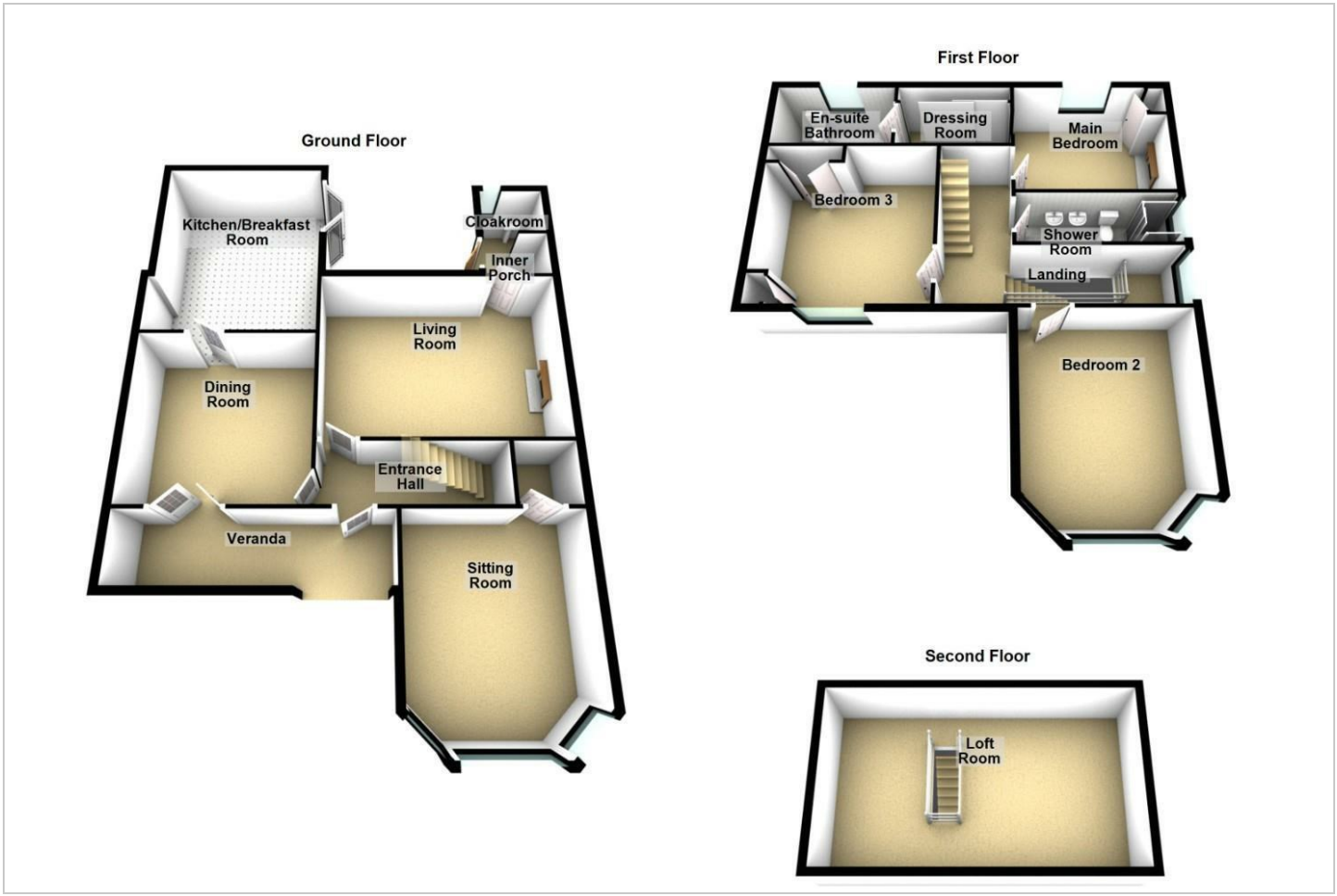
Bedroom 3
13'9" x 13'9" (4.19m x 4.19m)
Two double glazed sash Windows to front, fitted carpet, radiator, fitted wardrobes with over bed storage, feature fireplace.

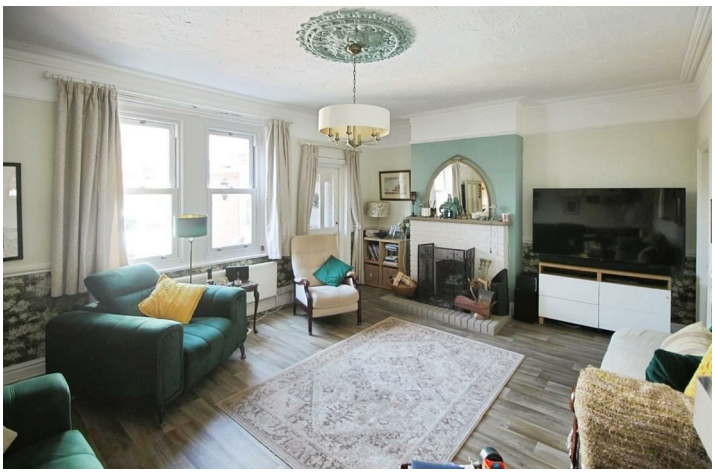
Shower Room
Fitted with a modern three piece suite comprising tiled shower enclosure with shower over, his and hers inset sinks units in vanity unit with storage under, closed coupled WC, tiled surround with part mosaic tiling, tiled flooring.

Second Floor Loft Room
23'9" x 13'9" (7.24m x 4.19m)
Wooden staircase, Split in to two areas with two velux skylights, laminate flooring, eave storage space..

Rear Garden
A good size garden enclosed by wooden panelled fence, mainly laid to lawn with mature shrubs, paved patio seating area with wooden pergola and small brick wall surround, raised timber decking seating area with wooden balustrade and summerhouse. access to detached workshop currently used as a recording studio with power and light.

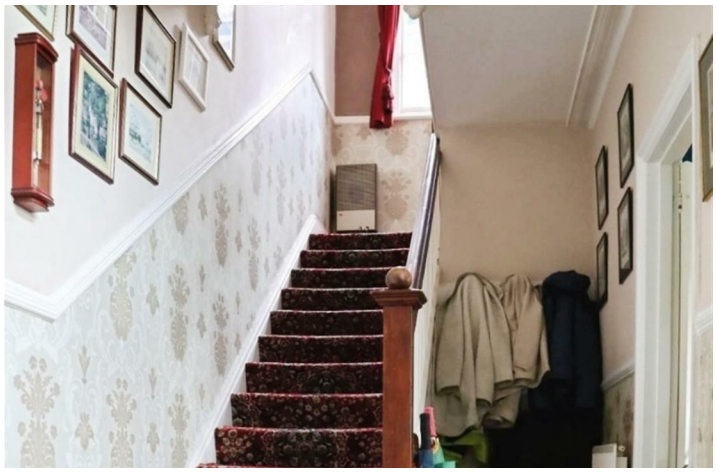
Floorplan

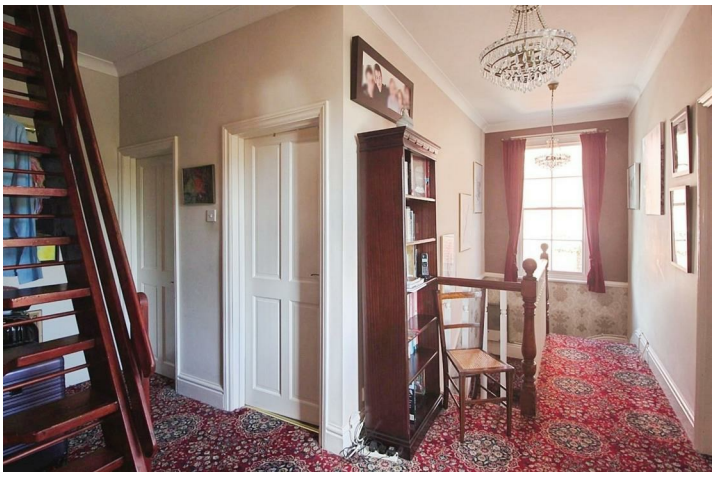

Ground Floor
Kitchen/Breakfast Room
Cloakroom
Inner Porch
Living Room
Dining Room
Entrance Hall
Veranda
Sitting Room
First Floor
En-suite Bathroom
Dressing Room
Main Bedroom
Bedroom 3
Shower Room
Landing
Bedroom 2
Second Floor
Loft Room











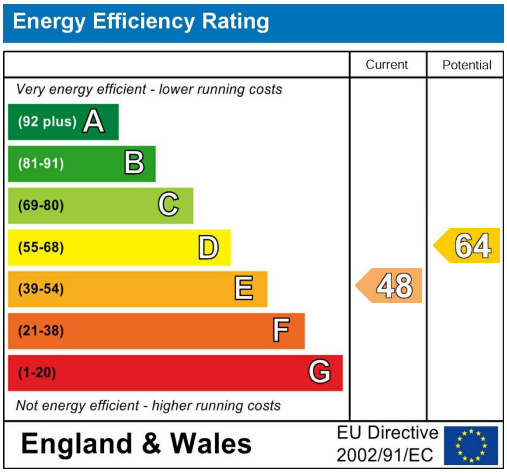


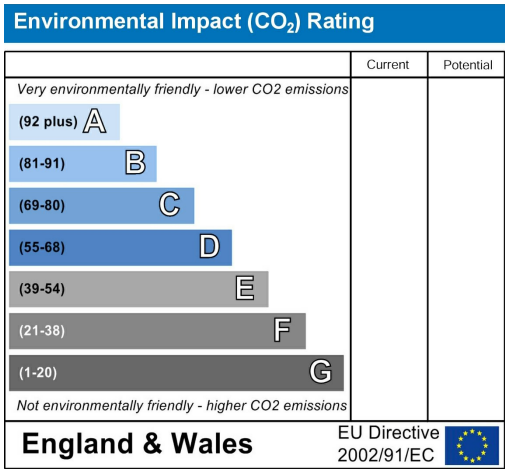







Energy Efficiency Graph

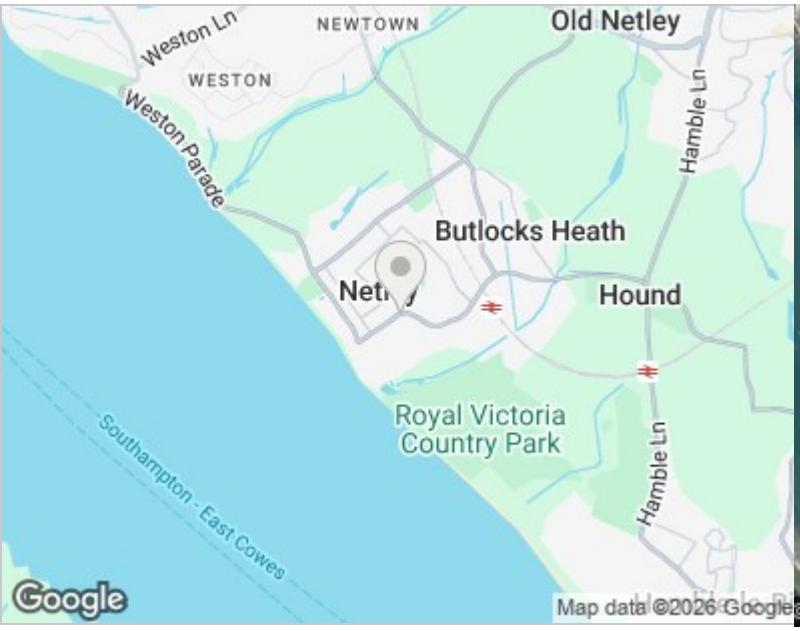




Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman