



Grange Road

Netley Abbey, Southampton, SO31 5FD

Offers In Excess Of £525,000



- Detached Family Home
- Garage & Ample Parking
- Front & Rear Gardens
- Two Reception Rooms
- Close To Southampton Water

- Four Double Bedrooms
- Village Location
- Conservatory
- Downstairs Cloakroom
- No Forward Chain

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Hunters are delighted to offer this spacious detached family home situated in one of the most desirable locations in Netley Abbey. Ideally situated just a stones throw away from Southampton Water and the Cricket field ideal for families looking to have fun or BBQ. The property is being sold with no forward chain and comprises living room, separate dining room, kitchen breakfast room, downstairs cloakroom and conservatory. The upstairs offers four double bedrooms and five piece family bathroom suite. Further features include off road parking for several vehicles and integral garage.

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

Brick wall to front and sides, mainly laid to lawn with flower and shrub borders, driveway providing parking for several vehicles leading to garage, side gated access.

Recess Porch

Two steps up to front door.

Entrance Hall

Wooden flooring, double radiator, glass brick block window to side, stairs to first floor landing, door to:

Living Room

17'11" x 11'6" (5.46m x 3.51m)

UPVC double glazed window to front aspect, TV point, double radiator, double doors to:

Dining Room

14'7" x 9'11" (4.45m x 3.02m)

Wooden flooring, double radiator, double glazed window and door to:

Conservatory

Brick and uPVC double glazed construction with vent windows and polycarbonate roof, power and light connected, tiled flooring, double doors to rear garden.

Kitchen/Breakfast Room

13'11" x 9'11" (4.24m x 3.02m)

Fitted with a matching range of base and eye level units and drawers, sink unit with mixer tap, integrated dishwasher, space for fridge freezer, space for range oven with extractor hood over, uPVC double glazed window to rear aspect, tiled flooring, recessed ceiling spotlights.

Cloakroom

Opaque window to side aspect, fitted with two piece suite comprising, wall mounted wash hand basin and low-level WC, heated towel rail, fully tiled walls, tiled flooring.

Landing

UPVC double glazed window to front aspect, double radiator, fitted carpet, access to loft hatch, door to Storage cupboard

Master Bedroom

13'2" x 11'6" (4.01m x 3.51m)

UPVC double glazed window to front aspect, double radiator, fitted carpet.

Bedroom 2

14'7" x 9'11" (4.45m x 3.02m)

UPVC double glazed window to rear aspect, two double radiators, fitted carpet.

Bedroom 3

13'11" x 9'11" (4.24m x 3.02m)

UPVC double glazed window to rear aspect, double radiator, fitted carpet.

Bedroom 4

10' x 9'5" (3.05m x 2.87m)

UPVC double glazed window to front aspect, fitted carpet, double radiator.

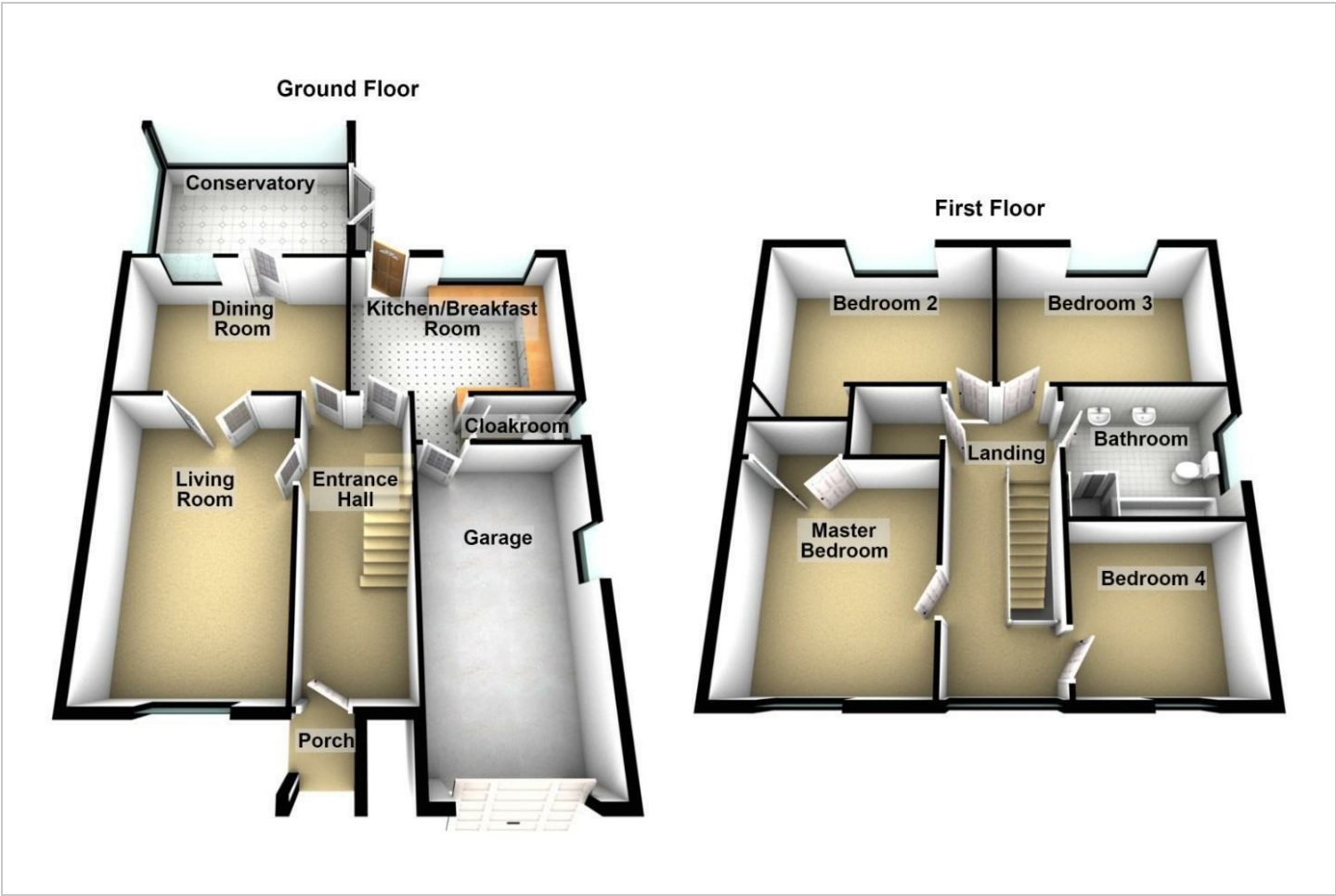
Bathroom

Fitted with five piece suite with comprising, panelled bath with independent shower over mixer taps, His & Hers inset wash hand basins with mixer taps and cupboards under, recessed tiled shower enclosure with shower over, low-level WC, tiled surround, heated towel rail, opaque double glazed window to side, tiled flooring, extractor fan, recessed ceiling spotlights.

Rear Garden

Enclosed by wooden panelled fence to rear and sides, timber decking seating area, wooden side gated access.

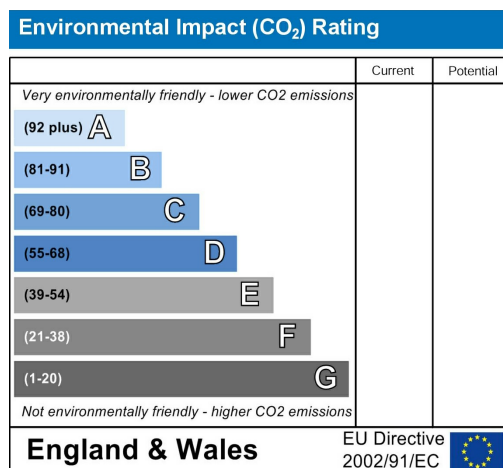
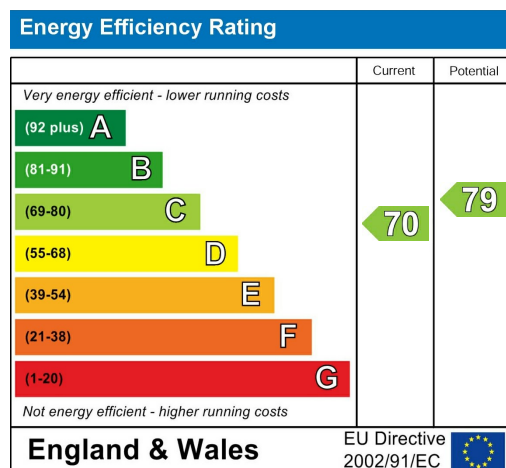
Floorplan







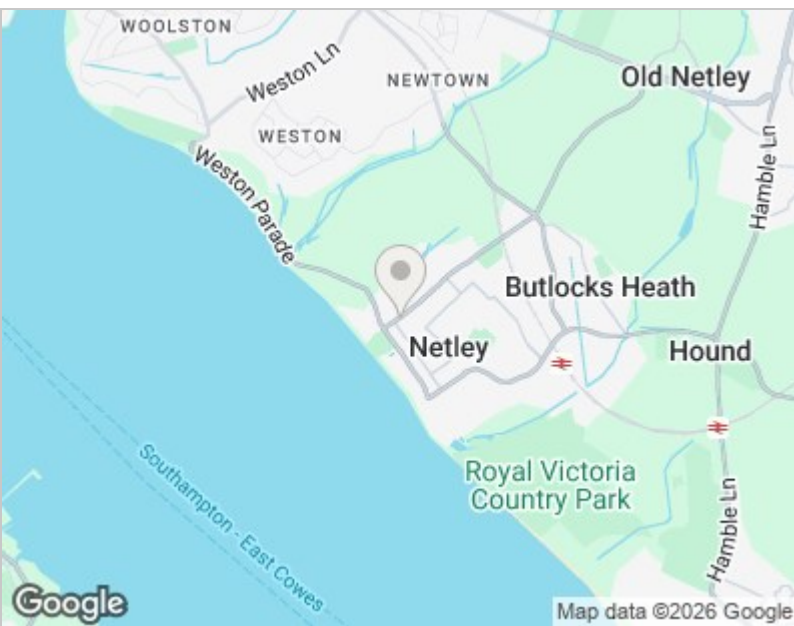
Energy Efficiency Graph



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





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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