

HUNTERS®

HERE TO GET *you* THERE



The Framptons

Grange Road, SO31 5HZ

Offers In Excess Of £450,000



- Link Detached
- Detached Garage
- Downstairs Cloakroom
- En Suite To Master Bedroom
- Enclosed Rear Garden

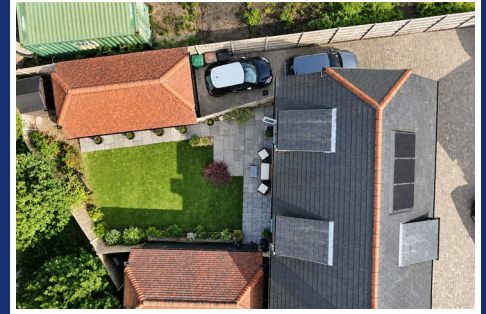
- Three Bedrooms
- Driveway for Two/Three Vehicles
- Modern Kitchen/Diner
- Remainder Of Warranty
- Easy Access To Shops & Amenities

Tel: 023 8045 8054

The Framptons

Grange Road, SO31 5HZ

Offers In Excess Of £450,000



Situated in a small private development of just nine properties, nestled in the charming area of Netley Abbey. This delightful link detached house that is perfect for families or those seeking a peaceful retreat. This well-appointed property features three spacious bedrooms, with en-suite shower room to master and family bathroom. Downstairs offers a good size living room, front to back kitchen/diner and cloakroom. Further features include a detached garage and driveway and a well maintained rear garden.

The location on Grange Road is particularly appealing, as it combines the tranquillity of suburban life with easy access to local amenities and transport links. Residents can enjoy the nearby parks and green spaces, and water front, perfect for leisurely strolls or outdoor activities.

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

Block paved driveway to side leading to detached garage.

Entrance Hall

Fitted Carpet, radiator, under stairs storage cupboard, stairs to 1st floor, door to:

Cloakroom

Fitted two piece suite comprising close coupled WC, wall mounted wash hand basin, double glazed window to front aspect, laminate flooring, radiator.

Living Room

18'4" 10'2" (5.6m 3.1m)

Double glazed window to side aspect, radiator, fitted carpet, double glazed double doors to garden patio.

Kitchen/Diner

19'4" 11'9" (5.9m 3.6m)

Fitted with modern base and eye level units and drawers with worktops over,

Landing

Fitted Carpet, radiator, storage cupboard, access to loft hatch. door to:

Master Bedroom

11'9" 9'2" (3.6m 2.8m)

Double glazed window to rear aspect, radiator, laminate flooring, built in double wardrobes with full length mirrored doors, door to:

En-Suite Shower Room

5'10" 6'6" (1.8m 2m)

Fitted three piece suite comprising glass shower cubical with mixer shower over, close coupled WC, wall mounted wash hand basin, heated towel rail, laminate flooring, tiled to principle areas, small double glazed window to rear aspect,

Bedroom 2

13'1" 9'6" (4m 2.9m)

Double glazed window to front aspect, fitted carpet, radiator.

Bedroom 3

8'10" 8'6" (2.7m 2.6m)

Double glazed window to rear aspect, fitted carpet and radiator.

Family Bathroom

7'2" 6'2" (2.2m 1.9m)

Fitted three piece suite comprising panelled bath with shower over and glass screen, wall mounted wash hand basin, close coupled WC, heated towel rail, tiled to principle areas, double glazed window to front aspect.

Rear Garden

Enclosed by panelled fencing to rear and sides, mainly laid to lawn with shrub borders, paved patio seating area, wooden side gated access, garden shed and side courtesy door to garage.

Detached Garage

Brick built garage with pitched roof, power and light connected, side courtesy door to side, up and over door.



THE GOODWOOD & THE HEREFORD



HOME 4 & 5

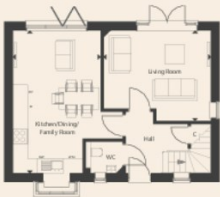
Three bedroom link detached homes with outstanding kitchen/dining/family rooms that have direct access to the garden through bi-folding doors, as well as a via double doors from the separate living room. Home 4 also boasts a luxury master suite that includes a dressing area.

Overall square footage: Home 4: 1195 sqft
Home 5: 1012 sqft
Single garage: 194 sqft



GROUND FLOOR
Kitchen / Dining / Family Room
5900mm x 3600mm 19' 4" x 11' 10"
Living Room
5600mm x 3100mm 18' 4" x 10' 2"

FIRST FLOOR
Master Bedroom
3100mm x 3500mm 10' 2" x 11' 6"
Dressing
2600mm x 2900mm 8' 6" x 9' 6"
En suite
3100mm x 1700mm 10' 2" x 5' 7"
Bedroom 2
4000mm x 2800mm 13' 1" x 9' 2"
Bedroom 3
4500mm x 2700mm 14' 9" x 8' 10"
Bathroom
2300mm x 1900mm 7' 7" x 6' 3"



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Kitchen / Dining Room / Family Room
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FIRST FLOOR
Master Bedroom
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En suite
1800mm x 2000mm 5' 11" x 6' 7"
Bedroom 2
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Bedroom 3
2600mm x 2700mm 8' 6" x 8' 10"
Bathroom
2200mm x 1900mm 7' 3" x 6' 3"

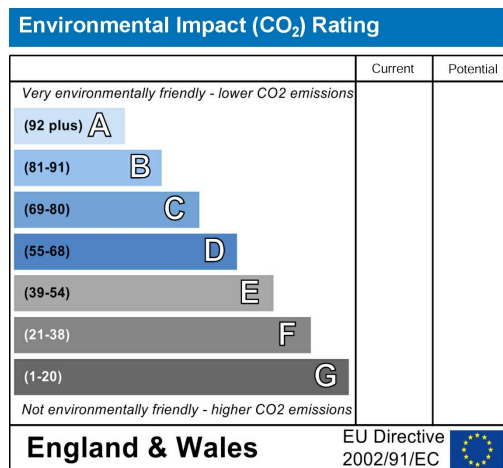
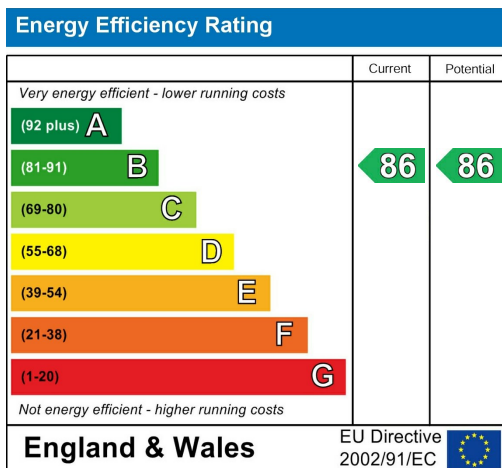
All imagery, floor plans, and dimensions are approximate and indicative only. Each layout and size may vary. Each plan may be at a different scale to the others within this brochure.







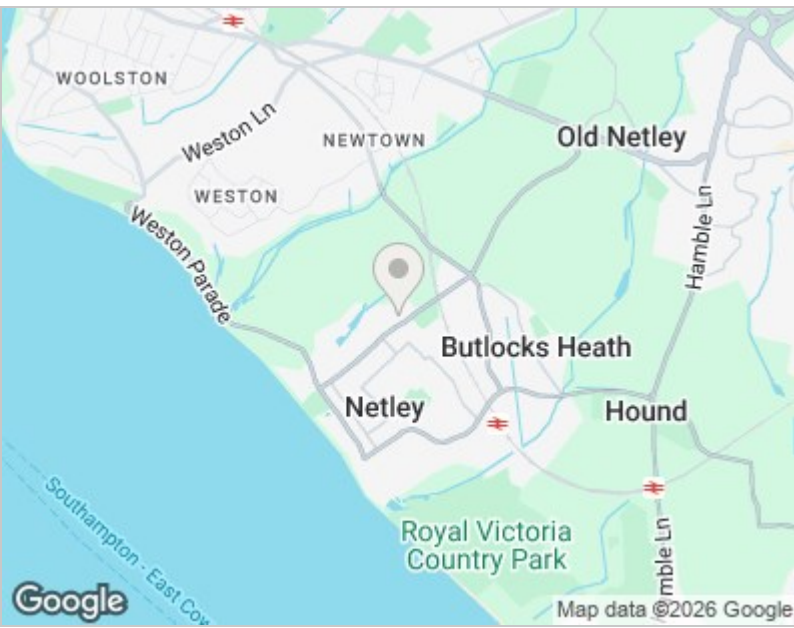
Energy Efficiency Graph



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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