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Woolston Road

Netley Abbey, Southampton, SO31 5FN

Asking Price £279,995



- Character Cottage
- Sought After Location
- Modern Kitchen Breakfast room
- 100ft Rear garden
- Utility Area

- Two Double Bedrms
- Immaculately Presented
- Re-fitted Bathroom
- Living Room With Log Burner
- SW-facing garden

Tel: 023 8045 8054

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Nestled in the charming hamlet of Butlocks Heath this beautifully appointed character period cottage on Woolston Road offers a delightful blend of modern comfort and traditional charm. The property features two well-proportioned bedrooms, making it an ideal choice for couples or small families seeking a cosy retreat.

From the enclosed porch, you are welcomed into a warm and inviting reception room, perfect for relaxing or entertaining guests. The cottage's character is evident throughout, with period features that add to its unique appeal. The well-designed layout ensures that every inch of space is utilised effectively, providing a comfortable living environment.

The property boasts a south west facing garden approximately 100ft, which is a true highlight. This outdoor space is perfect for enjoying sunny afternoons, gardening, or simply unwinding in a tranquil setting. The garden enhances the overall charm of the cottage, making it a wonderful spot for both relaxation and social gatherings.

Located in a sought-after area, this cottage benefits from a peaceful neighbourhood while still being conveniently close to local amenities including the Royal Victoria Country Park, and transport links. Whether you are looking to explore the picturesque surroundings or enjoy the vibrant culture of Southampton, this property offers the perfect base.

In summary, this delightful cottage on Woolston Road presents an excellent opportunity for those seeking a characterful home in a desirable location. With its inviting atmosphere, beautiful garden, and convenient access to local facilities, it is sure to attract interest from discerning buyers.

Porch

Secure entrance door. Enclosed porch with double-glazed window to side aspect. Door to living room.

Living Room

11'3" x 10'10" (3.43m x 3.30m)

UPVC double glazed window to front aspect, chimney breast with wood burner stove, wooden mantle over, double radiator, wooden floorboards, TV point, open plan to:

Kitchen Breakfast Room

11'3" x 9'5" (3.43m x 2.87m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, matching breakfast bar seating for four people with storage under, china butler style sink unit with stainless steel swan neck mixer tap, space for under counter fridge and freezer space and plumbing for slimline dishwasher, built-in electric oven, four ring halogen hob with extractor hood over, double radiator, laminate flooring, stairs to first floor landing, uPVC double glazed door to garden, door to:

Utility

6'5" x 2'6" (1.96m x 0.76m)

Plumbing for washing machine, laminate flooring, fitted, shelving, open plan to:

Bathroom

Fitted with three piece suite comprising panelled bath with mixer shower over and waterfall shower head, inset wash hand basin with cupboards under, low-level WC, uPVC opaque double glazed window to side aspect, vinyl flooring, wall mounted heated towel rail.

Landing

Fitted carpet, access to loft hatch, fully boarded and carpeted loft, doors to:

Master Bedroom

11'3" x 10'4" (3.43m x 3.15m)

UPVC double glazed window to front aspect chimney breast with wooden mantle, double radiator, fitted carpet.

Bedroom 2

11'3" x 9'8" (3.43m x 2.95m)

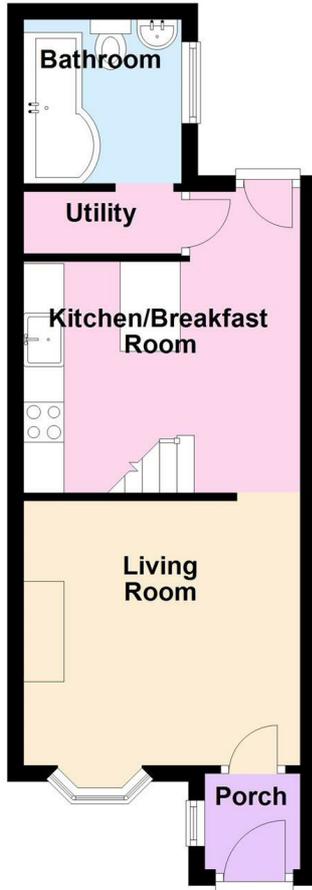
Double glazed Window to rear, boiler cupboard, housing wall mounted combination boiler, double radiator, fitted carpet.

Rear Garden

A particular feature of this home is the SW facing, elevated garden backing on to woodland. Enclosed by wooden panelled fencing, wooden side gated access, paved and gravelled BBQ area - perfect for al-fresco dining and entertaining. Brick built storage shed, steps down to further wooden decking seating area with pergola, gravelled pathway leading to steps to further garden area. There's even an air-raid shelter!

Floorplan

Approx. 30.3 sq. metres (325.9 sq. feet)



First Floor

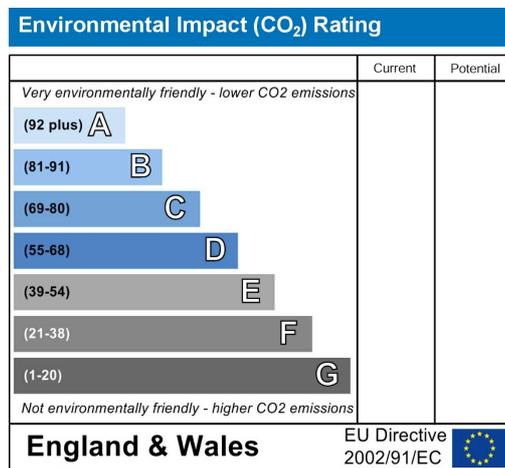
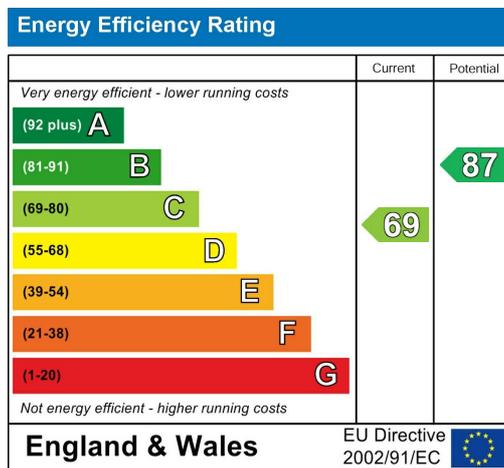
Approx. 24.0 sq. metres (258.1 sq. feet)







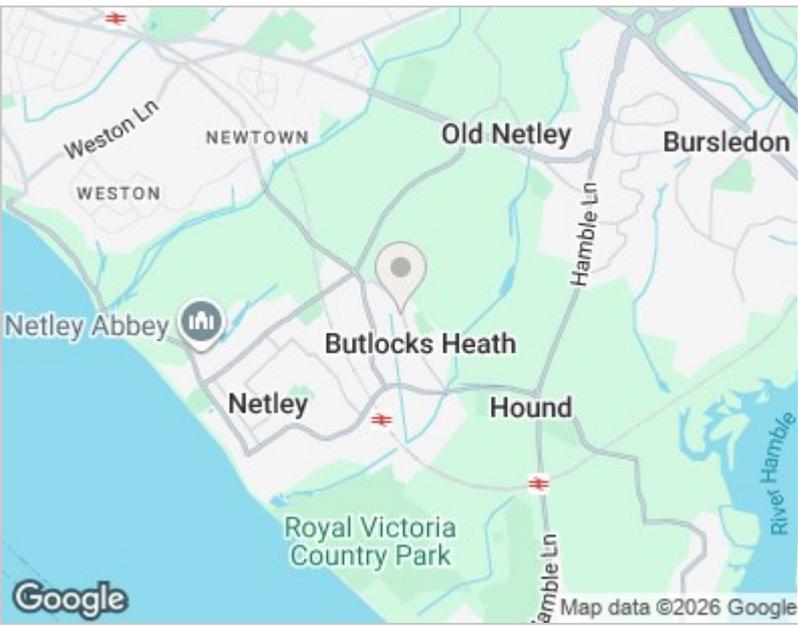
Energy Efficiency Graph



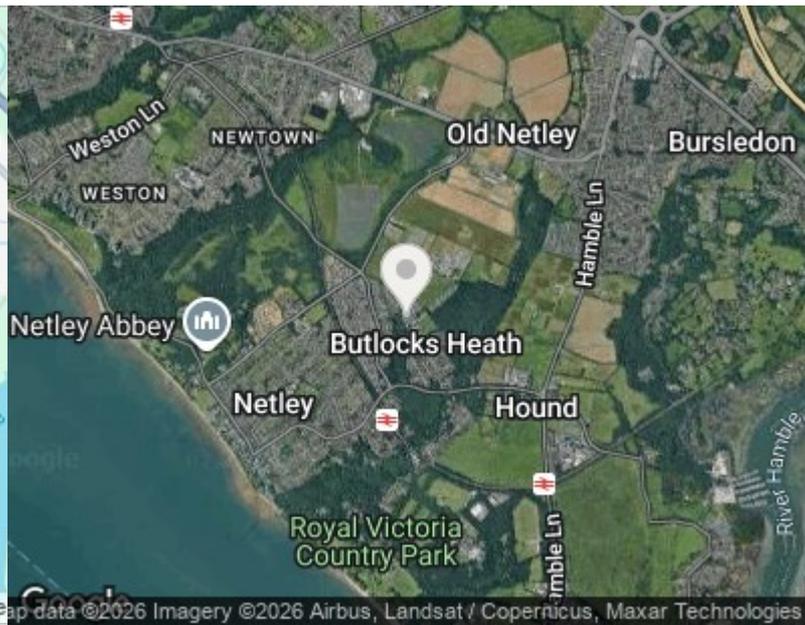
Viewing

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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