



Station Road

Netley Abbey, Southampton, SO31 5DT

Asking Price £450,000



- Character Cottage
- Kitchen Diner
- Large Conservatory
- Front & Rear Gardens
- Cellar

- Three Double Bedrooms
- Living Room With Wood Burner
- Downstairs Shower Room/ Upstairs Bathroom
- Garden Storage
- Walking Distance To Amenities

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Nestled in the charming village of Netley Abbey, Southampton, this delightful cottage, built in 1865, offers a unique blend of character and modern living. With its quaint façade and traditional features, this older-style property is perfect for those seeking a home with history and charm.

Inside, the cottage boasts two inviting reception rooms, with Kitchen Diner, separate Living Room and the addition of a large Conservatory, providing ample space for relaxation and entertaining. The well-proportioned layout includes three comfortable bedrooms, making it an ideal choice for families or those wishing to accommodate guests. Additionally, the property features two bathrooms, ensuring convenience for all residents.

The location is particularly appealing, situated close to the picturesque Royal Victoria Country Park, where you can enjoy leisurely walks and the beauty of nature. The village atmosphere of Netley Abbey adds to the charm, offering a sense of community while still being within easy reach of Southampton's amenities.

This character cottage is a rare find, combining the allure of its historical roots with the practicality of modern living. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress. Don't miss the opportunity to make this enchanting cottage your own.

Front Approach

Accessed via gated "Residents Private access only" from street (both ends) pathway leads through a further gate to the enclosed front garden. Designed in a Victorian style cottage garden with raised beds and brick paved pathway leading to front door.

Living Room

12'3" x 10'10" (3.73m x 3.30m)

Hardwood front door and hardwood double glazed sash window to front aspect, wood burning stove with glass door in chimney breast, built in storage in recess, radiator, hardwood flooring, doors to:

Dining Area

12'1" x 9'10" max (3.68m x 3.00m max)

Hardwood double glazed sash window to front, ornamental fire with feature Victorian style wrought iron fireplace, radiator, hardwood flooring, open plan:

Kitchen Area

10'8" x 9'10" (3.25m x 3.00m)

Fitted with a matching range of base and eye level units with worktop space over, ceramic sink with single drainer and swan neck mixer tap over, space and plumbing for washing machine and slimline dishwasher, space for fridge/freezer. Aga style gas stove firing heating and hot water, two windows to rear aspect, tiled flooring.

Hall

Twist and turn stair case to first floor, door to Basement (proving storage). Radiator, sliding door to Shower Room. Door to Conservatory

Shower Room

Fitted with a three piece white suite with tiled corner shower cubicle with power shower and glass doors, corner wall mounted wash hand basin and low-level WC. Tiling to principle areas, window to rear aspect, radiator, tiled flooring.

Conservatory

Brick and uPVC double glazed construction with polycarbonate roof, double glazed to all sides and

rear aspects with double doors opening to rear garden. Radiator, power and lighting with ceiling fan, tiled floor.

Landing

Velux style skylight, fitted carpet, doors to:

Bedroom 1

12'3" x 10'11" (3.73m x 3.33m)

Double glazed hardwood window to front aspect, chimney breast with storage cupboard built in to recess, radiator, fitted carpet.

Bedroom 2

13' x 8'8" (3.96m x 2.64m)

Double glazed hardwood window to front aspect, chimney breast with hanging rail in recess and arched alcove, radiator, fitted carpet.

Bedroom 3

10'1" x 8'8" (3.07m x 2.64m)

Steps down to: Window to rear aspect, chimney breast with storage cupboard built in to recess, radiator, fitted carpet

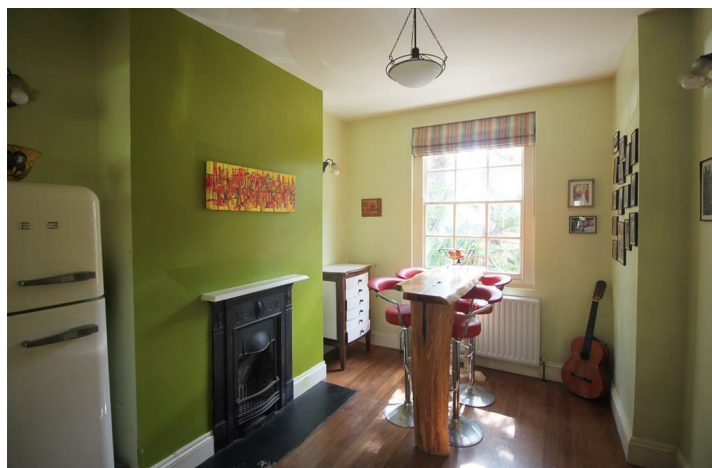
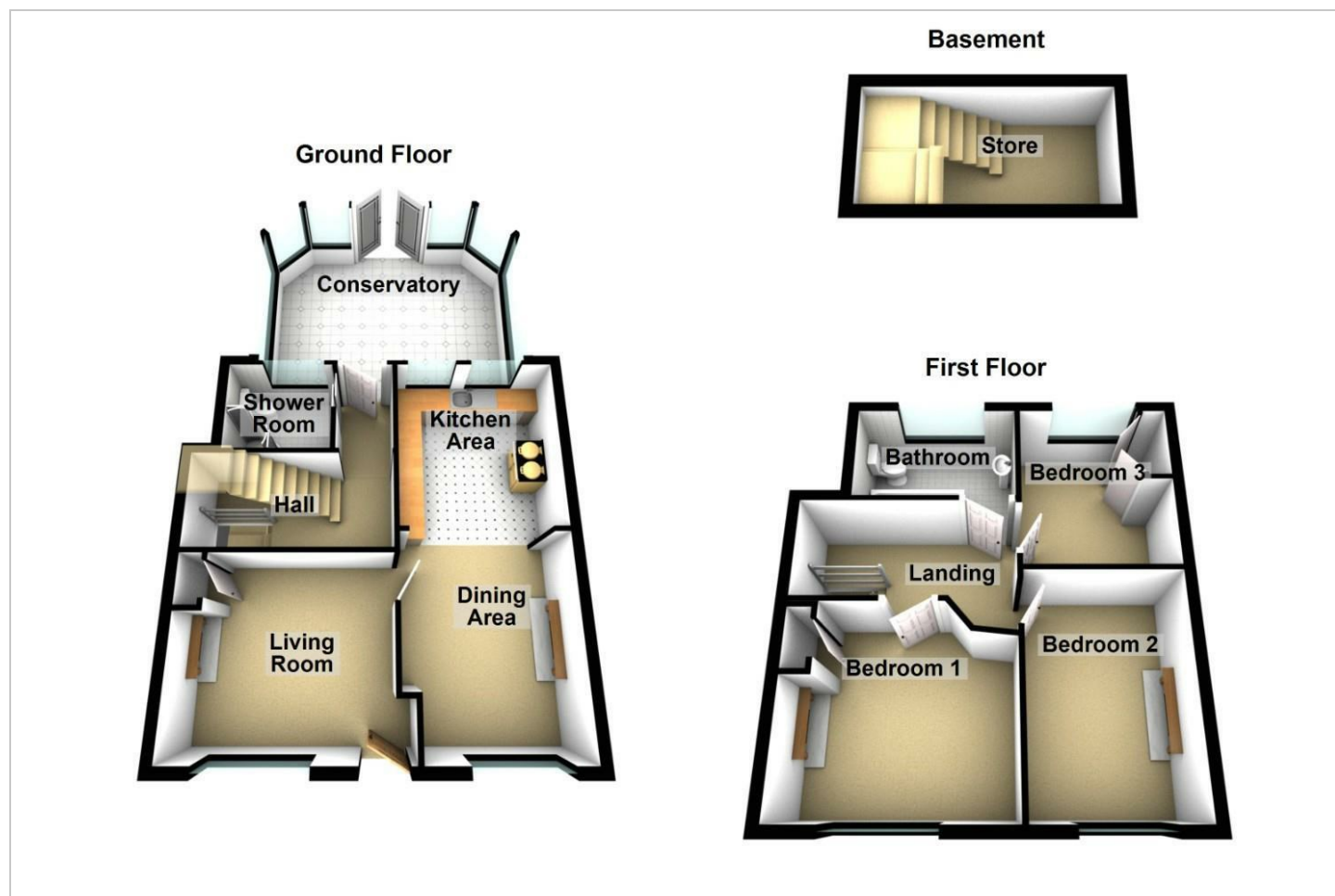
Bathroom

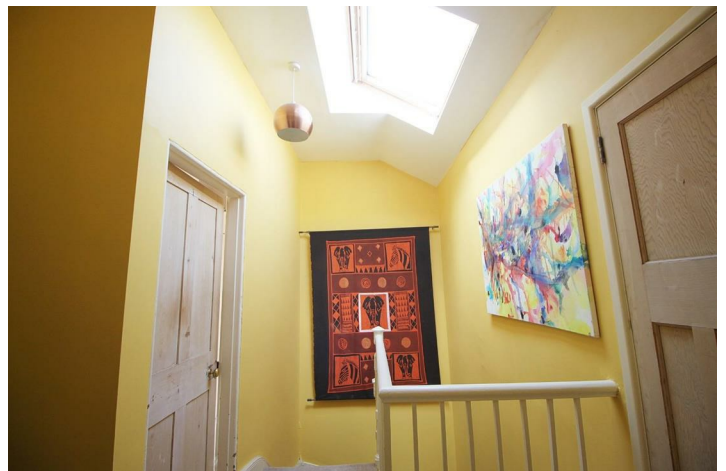
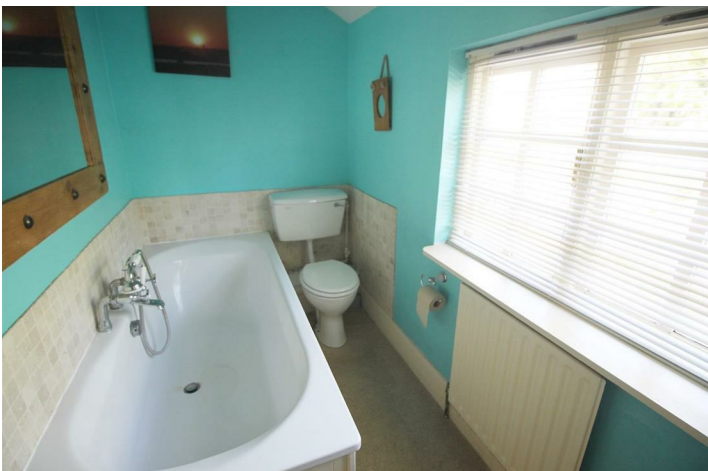
Steps down to: Fitted with a three piece white suite comprising deep panelled bath with centre taps, low level WC and vanity inset wash hand basin with cupboard under. Window to rear, radiator, heated towel rail, vinyl flooring.

Outside To Rear

Enclosed with wooden panel fencing and brick wall with paved pathway leading to lockable garden gate providing rear access and to a brick built lockable storage shed (originally the coal store). Well established planted beds and borders, garden pond, paved patio area with firepit.

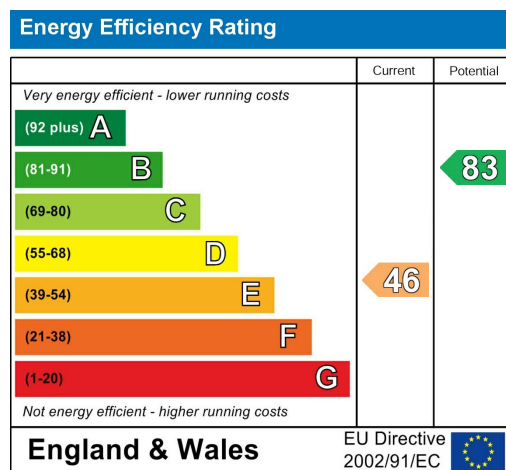
Floorplan







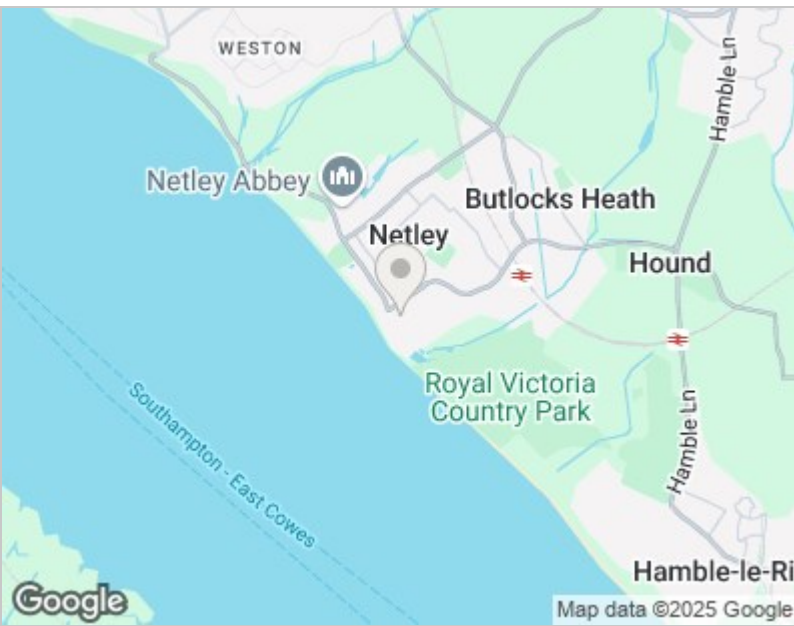
Energy Efficiency Graph



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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