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## WYKEHAM CLOSE, NETLEY ABBEY, SOUTHAMPTON, SO31 5ER



**RARELY AVAILABLE TWO/THREE BEDROOM TERRACED BUNGALOW, NESTLED IN A POPULAR RESIDENTIAL LOCATION IN CLOSE PROXIMITY TO VILLAGE AMENITIES, GREEN SPACES AND SOUTHAMPTON WATER. THE PROPERTY OFFERS VERSATILE LIVING ACCOMMODATION, A DRIVEWAY AND GARDEN. VIEWING RECOMMENDED.**

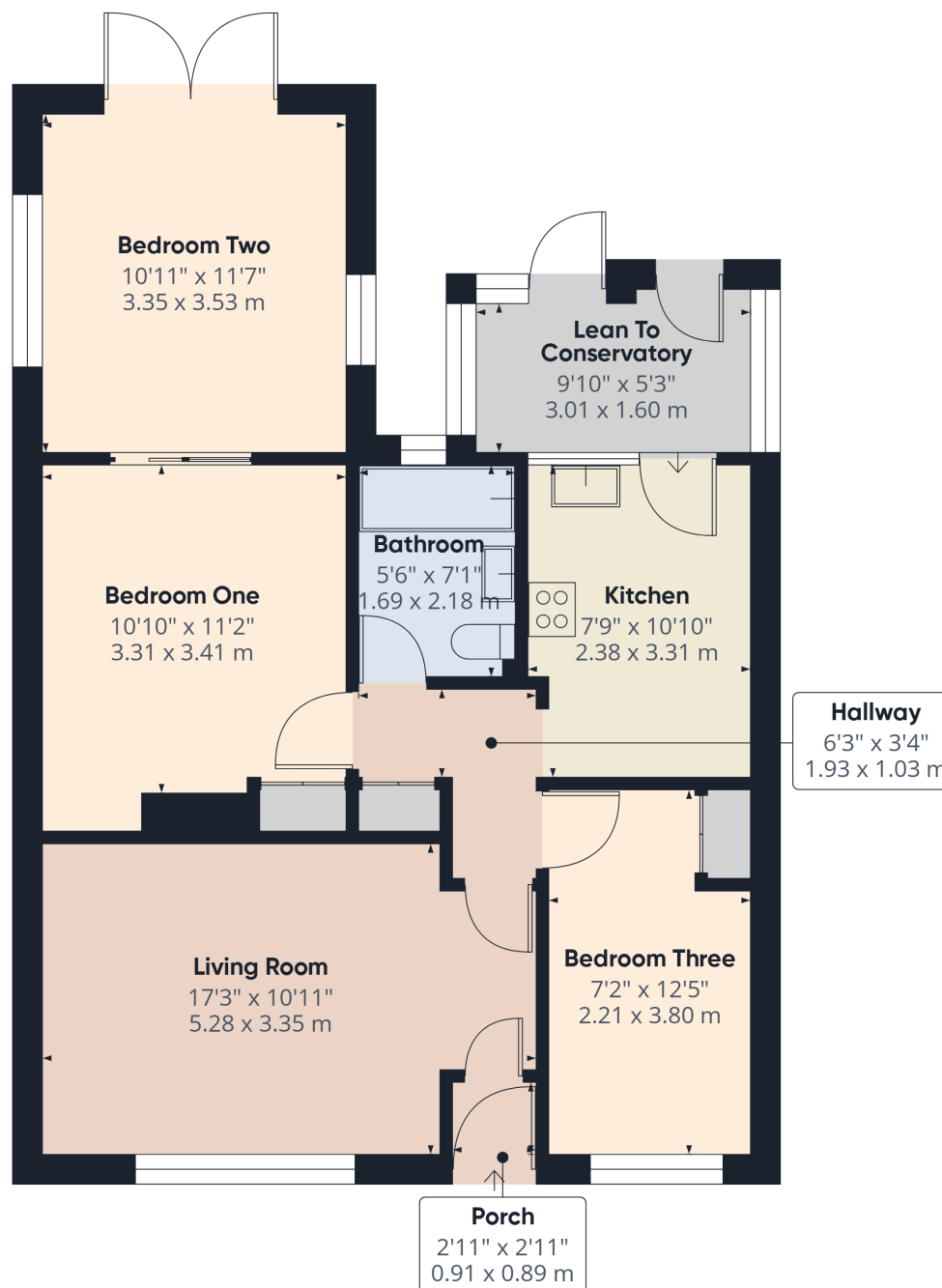
**£325,000 Freehold**

We are delighted to market this lovely two/three bedroom terraced bungalow situated in a popular residential location.

Conveniently situated for the village amenities, local train station and The Royal Victoria Country park, this lovely property is perfect for those seeking a comfortable home in close proximity to green spaces, picturesque walks and the numerous leisure activities offered on the well-regarded Southampton Water.

The dwelling offers versatile living accommodation over one level and comprises a living room, kitchen, three bedrooms, conservatory, bathroom and a store. Outside, there is a driveway providing off-road parking and an enclosed rear garden.

Call us today to arrange a viewing and experience firsthand all this lovely property has to offer.



Approximate total area<sup>(1)</sup>

747 ft<sup>2</sup>  
69.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### The Local Area

The property is set in Netley Abbey and is situated in close proximity to Netley Abbey Ruins and Southampton Water. Netley is the most complete surviving abbey built by the Cistercian monks in southern England. Almost all the walls of its 13th century church still stand, together with many monastic buildings.

The Royal Victoria Country Park is also a short stroll from the property with its idyllic parkland with fabulous water views, a coffee shop and beach front access. Royal Victoria Country Park, once the home of the biggest military hospital in the Victorian Empire, this 200-acre site is now ideal for relaxation and leisure. All that remains of the hospital is the chapel, which acts as a heritage centre providing history of the hospital. It also has a 150-foot (46 m) viewing tower, providing views over the park, and across Southampton Water to Hythe, and on a clear day, as far as Southampton itself.

Schooling in the area is particularly attractive, with Netley Abbey Infant and Junior Schools being situated nearby. The Hamble School in Satchell Lane is the catchment school for 11–16-year-olds. The village is also well catered for by pre-schools and nurseries.

Netley village offers a range of local shops and a choice of public houses. Public transport is well catered for with Netley train station linking Portsmouth and Southampton and onward journey links to London Waterloo, it is also within close distance of local sailing clubs.





## Accommodation

The property welcomes you into the entrance porch offering space to de boot. A door opens into the well-proportioned living room, which is a beautiful, light filled space, perfect for relaxing. There is a front elevation window looking over the driveway and a door into the hallway. The hallway offers doors to principal rooms, a useful storage cupboard and a hatch into the loft space.





The kitchen comprises a range of matching wall and floor mounted units with a work surface over. There is appliance space for a freestanding oven and fridge freezer. A circular sink sits beneath a rear elevation window with an adjacent door leading into the conservatory. The conservatory offers windows to three sides and a door opening into the rear garden. There is space and plumbing for a washing machine. A door opens into a sizeable store.







Bedroom one, is a spacious double room which benefits from a fitted wardrobe with overhead lockers. Sliding doors open to allow access into bedroom two, which is another well-proportioned double room. This room boasts French doors opening out to onto the rear garden and windows to both side aspects. Bedroom three is a versatile space, currently being utilised as an office. There is a front elevation window and a fitted wardrobe with overhead lockers.

The bathroom is principally tiled and comprises a panel enclosed bath with a shower over, wash hand basin and a low level WC. There is a rear elevation obscured window.





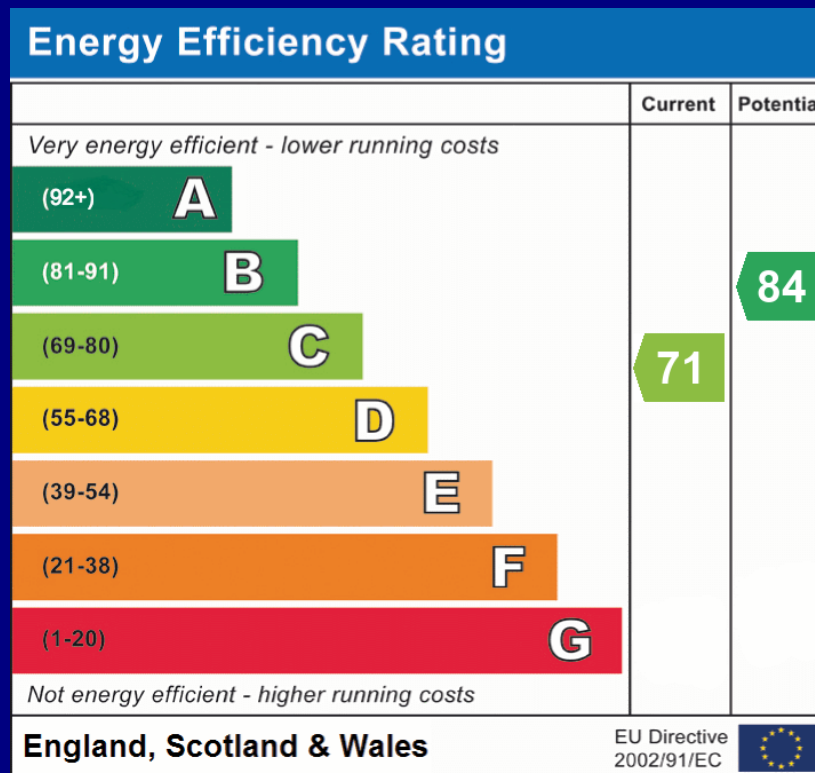
## Outside

The property is approached by a driveway providing off road parking and leading to the entrance door.

The low maintenance rear garden is enclosed by timber fencing and contains a mixture of established shrubs. There are two areas laid to lawn providing ideal spots for outdoor entertaining and al fresco dining. To one side of the garden is a timber storage shed.







**COUNCIL TAX BAND: B - Eastleigh Borough Council. Charges for 2025/26 £1,790.87.**

**UTILITIES: Mains gas, electricity, water and drainage.**

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

**Tel: 02380 404055**

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.