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St Marys Road, Netley Abbey, Southampton, SO31 5AU

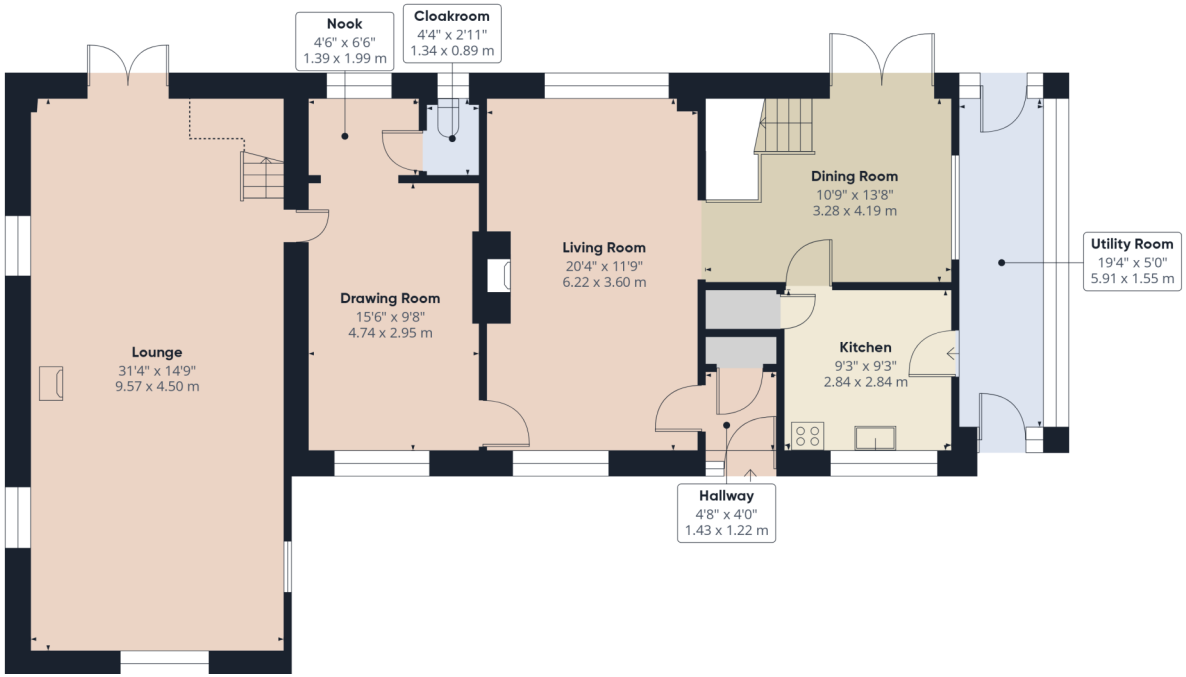
Guide Price £750,000 to £800,000 Freehold

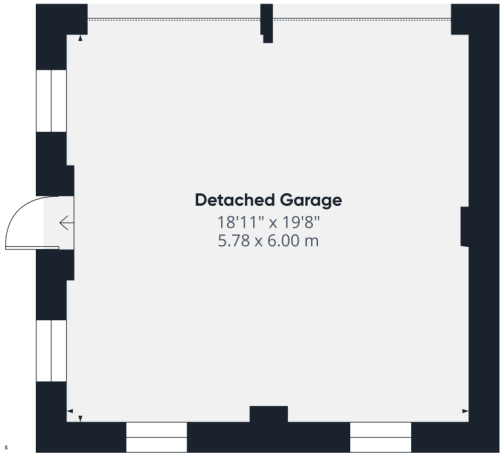
Substantial and versatile five bedroom detached dwelling, with scope to improve, which has been cleverly designed internally with a separate guest area/ potential integral annexe. Externally, there is a sizeable driveway, detached double garage, and gardens to the front and rear. No Forward chain.

Manns & Manns are delighted to offer this substantial detached property brimming with potential, proudly occupying a sizeable plot. The dwelling boasts versatile living accommodation with plentiful character and presents an integral guest area/ potential annexe, perfect for larger families or visiting guests.
Situated in the popular and historic village of Netley Abbey, this lovely home enjoys close proximity to various local amenities, Royal Victoria Country Park and Southampton Water.

Arranged over two floors, the ground floor comprises a hallway, four generously sized reception rooms offering ample space for socialising and relaxing, a kitchen, utility room and cloakroom. On the first floor are four double rooms, with an en-suite to the master, and a family bathroom. There is also a first floor guest area/potential integral annexe comprising a living room, kitchen, double bedroom and bathroom. Outside are gardens front and rear, a driveway and a detached double garage. The property benefits from gas fired heating. It is built of brick elevations, with hanging tiles to the first floor, under a pitched tiled roof. The windows are combination of UPVC and wood.

Don’t miss out on the opportunity to experience firsthand both the accommodation and location on offer. Call us today to arrange a viewing.





Approximate total area(1)

2738 ft²

254.2 m²

Reduced headroom

20 ft²

1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 the historic village of Netley and situated close 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 in close proximity, 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.

Netley offers a range of local shops, a number of public houses and there is a good choice of schools within the vicinity. Public transport is well catered for with Netley train station linking Portsmouth and Southampton and onward journey links to London Waterloo.

Ground Floor Accommodation

Upon entering the property you are greeted by the hallway offering space to de-boot and a useful storage cupboard. A door opens into the living room, one of four well proportioned reception rooms. There are windows to the front and rear elevations allowing natural light into the space. This room enjoys a cosy feel boasting exposed beams and a brick fire place, with a tiled hearth, housing a wood burning stove. An opening leads into the dining room, which benefits from glazed double doors opening onto the patio and a window to the side aspect into the utility room. Stairs rise to the first floor with a storage cupboard beneath. A door opens into the kitchen. The kitchen comprises a range of matching wall and floor mounted units with a worksurface over. An inset sink with engraved drainer lies beneath a front aspect window. There is an integrated fridge/freezer, space for a range style cooker and space for a wine cooler. A pantry style cupboard offers further storage space. A door opens into the utility room, which is of lean-to style with windows to the side aspect and doors front and rear. There are floor mounted units with a worksurface over, space and plumbing for a washing machine and space for a fridge freezer. The drawing room is a lovely versatile room which could be used for a number of purposes depending upon your requirements. There is a front elevation window and an opening into a nook at the rear aspect, with a window overlooking the garden, and a door into the cloakroom, comprising a wash hand basin and WC. The lounge is a well-proportioned reception room with natural light courtesy of windows to the front and side elevations and glazed double doors to the rear which open onto the patio. The focal point of the room is a beautiful brick fireplace currently housing a gas fire. A separate entrance door (not currently in use) provides access from the driveway into the lounge. A staircase rises to the first floor guest area/potential integral annexe.

First Floor Accommodation

The first floor landing offers doors to principal rooms. Bedroom one is a well proportioned double with windows to the front and rear allowing natural light to fill the space. This room boasts the added convenience of an en-suite comprising a large shower cubicle with rainfall effect shower and separate handheld attachment, a wash hand basin and WC.

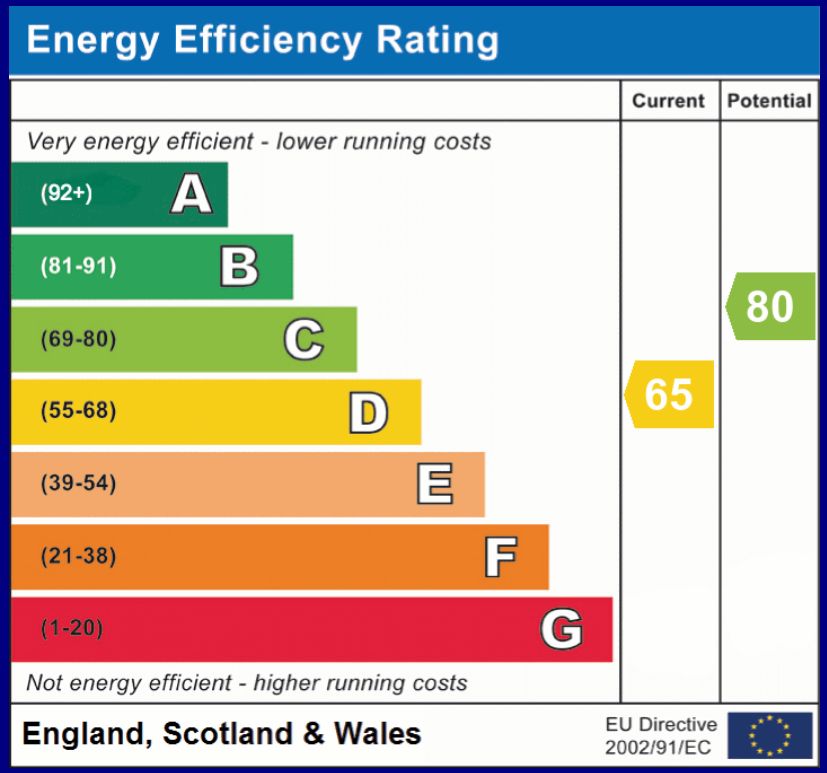
Bedrooms two and four benefit from fitted wardrobes and front elevation windows overlooking the driveway. A cupboard in bedroom four houses the gas fired boiler. Bedroom three offers fitted wardrobes and a rear aspect window providing views over the garden. The bathroom is principally tiled and comprises a panel enclosed jacuzzi bath, wash hand basin and a WC.

The first floor offers a separate guest area/potential integral annexe complete with a living room to the front aspect, double bedroom to the rear and a bathroom comprising a panel enclosed bath with a shower over, wash hand basin and a WC. There is a kitchen offering a range of wall and floor mounted units with a worksurface over, stainless steel sink and drainer, built-under oven, electric hob with an extractor hood above, and under counter appliance space. This lovely area could be the perfect accommodation for extended family or visiting guests.

Outside

Wooden gates open to reveal a block paved driveway providing off road parking for numerous vehicles. There is a detached double garage with two up and over doors a pedestrian door, power, lighting and eaves storage. The front garden is laid to lawn with a number of mature trees.
The rear garden offers a patio with metal balustrade and steps leading to the lawn area. There is a selection of established trees and shrubs.
The vendors have, since ownership, purchased an area of land adjacent to the plot, which is owned under a separate title and is to be included in the sale.

Netley Abbey Local Scenery



COUNCIL TAX BAND: F - Eastleigh Borough Council. Charges for 2025/26 £3,325.89.
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 Web: www.mannsandmanns.co.uk

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