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THE FRAMPTONS, NETLEY ABBEY , SOUTHAMPTON SO31 5HZ



Attractive and beautifully presented four bedroom detached dwelling set in an exclusive development.
Viewing is highly recommended to appreciate this truly wonderful family home.

£695,000 Freehold

The Property

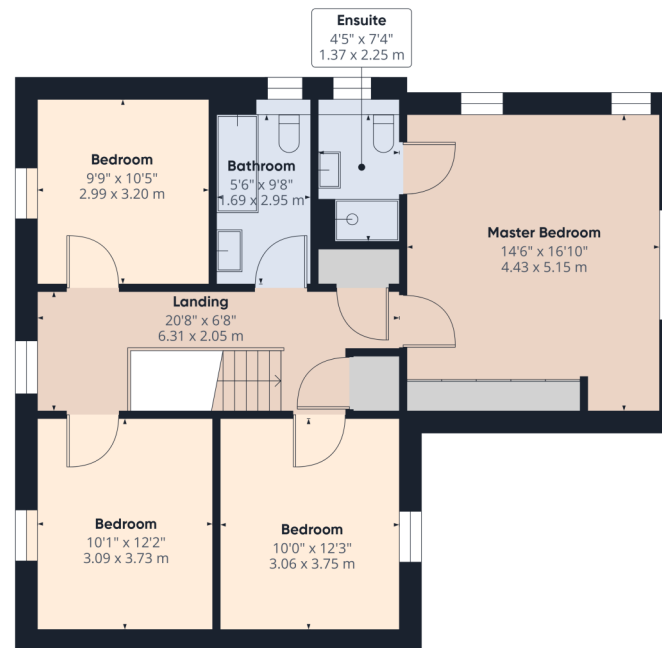
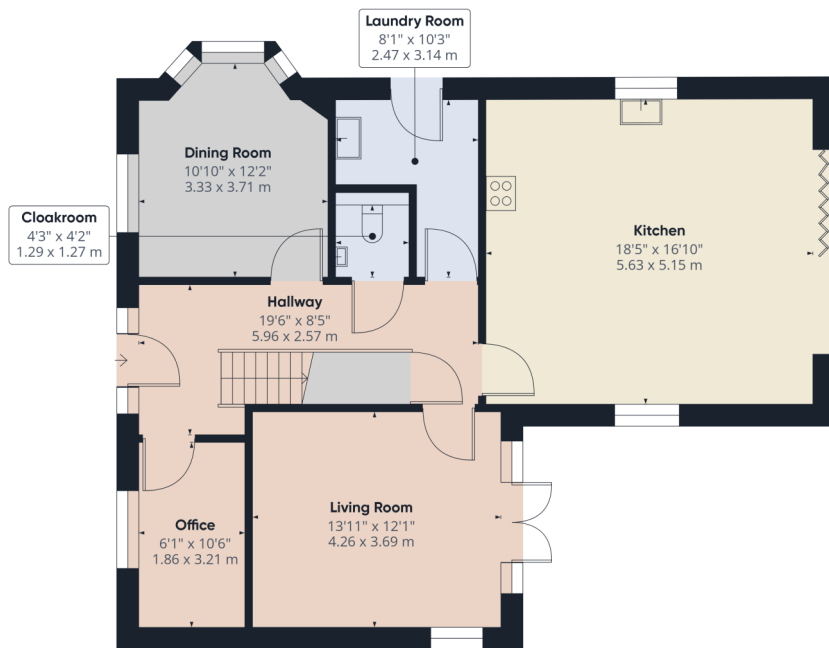
This immaculately presented four bedroom detached property, was built in 2020, (previously the show home) by Rivendale Homes. It is set in an a small and exclusive development in the historic village of Netley Abbey. The accommodation boasts a stunning fitted kitchen with NEFF appliances and quartz work tops. There are oak veneer doors throughout with chrome fittings, oak stairs, underfloor heating to the ground floor and UPVC double glazing throughout. There are two reception rooms, plus a separate study and cloakroom. The first floor accommodation comprises four bedrooms, with an en-suite to the master, and a bathroom. Externally, is a low maintenance rear garden, and a double garage.

The Area

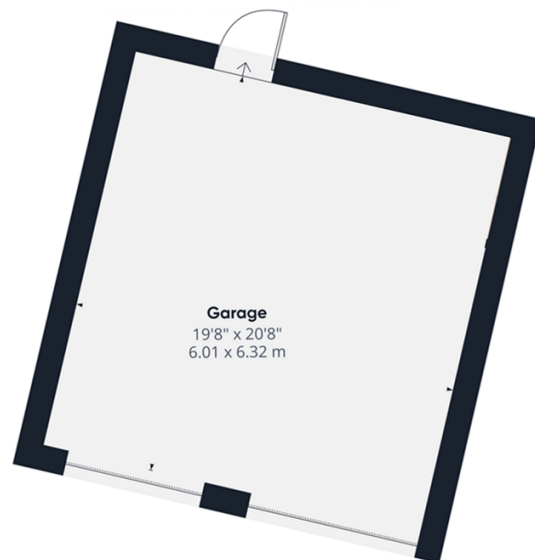
The location is highly favourable. The property is situated a short walk to Westwood Nature reserve which leads to the Abbey and Netley beach. Also a few minutes walk away is the local wine bar. The property is within easy reach of Royal Victoria Country Park which has idyllic parkland with fabulous water views, a coffee shop and beach front access. Netley 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. Netley Abbey Ruins and Southampton Water are also nearby, with the Abbey being 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.

In summary, this turnkey home promises an unrivalled combination of modern living, prime location, and unsurpassable comfort.
Call us today to arrange a viewing.





Approximate total area⁽¹⁾
2158 ft²
200.5 m²



(1) Excluding balconies and terraces

GIRAFFE360



FRONT OF THE PROPERTY The front garden is landscaped and enclosed by timber fencing with a sandstone path leading to the side of the property and to the canopy porch with a composite front door opening to;

HALL A lovely spacious hallway with smooth plastered ceiling and recess spot lighting. Stairs to the first floor landing, doors to all principal rooms, under stairs storage cupboard, ample power points and luxury laminate floor covering.

STUDY Smooth plastered ceiling, double glazed window to the front elevation, carpet floor covering, underfloor heating with thermostat control and ample power points.

SENSORY PLAYROOM (DINING ROOM) Smooth plastered ceiling, double glazed UPVC window to the front elevation and a double glazed bay window to the side elevation. Ample power points and underfloor heating with thermostat control.

CLOAKROOM Smooth plastered ceiling with recess spot lighting and extractor fan. WC, wash hand basin with cupboard space beneath and a bathroom mirror.

UTILITY Smooth plastered ceiling with recess spot lighting, high gloss wall and floor mounted units with a square edge work surface and matching upstairs. Stainless steel sink and drainer, plumbing for washing machine and tumble dryer. Cupboard housing the Glo-worm boiler. Double glazed door opening to the side of the property and to the rear garden.

LIVING ROOM Smooth plastered ceiling, two ceiling lights, two double glazed UPVC windows to the side elevation, double glazed French doors to the garden. Ample power points and TV point.

KITCHEN/ FAMILY ROOM Smooth plastered ceiling and recess spot lighting. Double glazed UPVC windows to both sides of the room and aluminium bi fold doors to the garden. High gloss wall and floor mounted units, granite work surface. All appliances are NEFF which includes, eye level oven, induction hob, extractor hood, integrated dishwasher, wine cooler and fridge freezer. The kitchen also benefits with a central island with further storage. Undermounted stainless steel sink with engraved drainer and a multi-function spray tap. Laminate floor covering, ample power points and wireless docking station.



LANDING Smooth plastered ceiling with recess spot lighting and loft hatch. Doors to all principal rooms, double glazed UPVC window to the front elevation, cupboard housing the hot water system, further storage cupboard with shelving, radiator and power point.

MASTER BEDROOM Smooth plastered sloping ceiling, double glazed UPVC window to the rear elevation and two double glazed windows to the side elevation. Mirror fronted triple wardrobes with hanging rail and shelving. Ample power points, TV points and door to;

ENSUITE Smooth plastered ceiling, recess spot lighting and extractor fan. Double glazed obscured window to the side elevation, WC, double shower cubicle with rainfall shower, wash hand basin with two drawers beneath, towel vertical radiator, tiled to principal areas, tiled floor, shaver point and fitted bathroom mirror.

BEDROOM TWO Smooth plastered sloping ceiling, double glazed UPVC window to the front elevation. ample power points and radiator.

BEDROOM THREE Smooth plastered ceiling, double glazed window to the front elevation, radiator and ample power points.

BEDROOM FOUR Smooth plastered sloping ceiling, double glazed UPVC window to the rear elevation, ample power points and radiator.

FAMILY BATHROOM Smooth plastered ceiling, recess spot lighting, extractor fan. Double glazed obscured window to the side elevation, tiled to principal areas and tiled floor. WC, panel enclosed bath with glazed shower screen and shower over. Wash hand basin with drawers beneath, fitted bathroom mirror, shaver point and towel radiator.





OUTSIDE

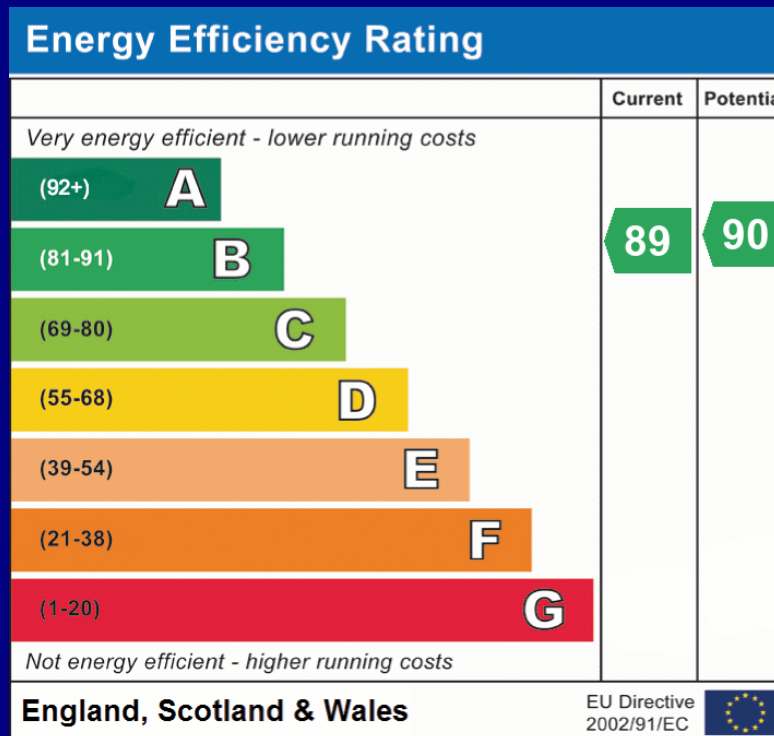
GARDEN Beautifully designed low maintenance garden which is enclosed by brick wall and timber fencing. Outside lighting, artificial lawn, sandstone patio and door to the garage. Pedestrian gate leading to the garage.

DOUBLE GARAGE Up and over doors, smooth plastered ceiling, power and lighting, double glazed half panel UPVC door with obscured glass.

NB : THE GARAGE IS LEASEHOLD WITH A PEPPERCORN GROUND RENT. LENGTH OF LEASE IS 999 YEARS FROM 1ST JANUARY 2020.







COUNCIL TAX BAND: E - Eastleigh Borough Council. Charges for 2025/26 £2,814.21.

UTILITIES: Mains gas, electricity, water and drainage.

NOTE: Owners pay circa £120 per annum for insurance of common parts.

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

Tel: 02380 404055 Web: www.mannsandmanns.co.uk

**1 & 2 Brooklyn Cottages,
Portsmouth Road,
Southampton,
SO31 8EP**



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AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

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