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SELLWOOD ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5BB



**DOUBLE FRONTED AND SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME IN A HIGHLY POPULAR RESIDENTIAL LOCATION, IN CLOSE PROXIMITY TO SOUTHAMPTON WATER AND ROYAL VICTORIA COUNTRY PARK.
NO FORWARD CHAIN.**

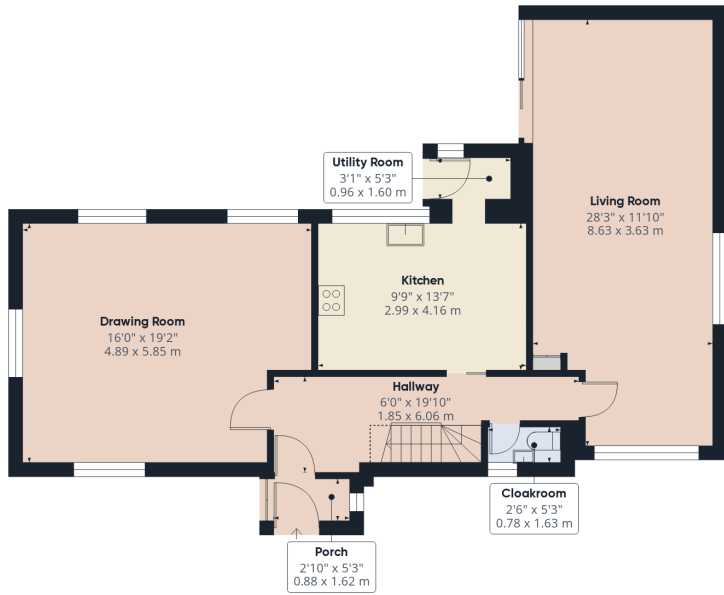
£600,000 Freehold

Manns & Manns are thrilled to market this delightful and double fronted five bedroom detached family home located in a popular residential location. The property is neutrally decorated throughout and offers spacious and versatile living accommodation arranged over three floors. This lovely dwelling offers, in our opinion, the perfect blend of comfort and convenience designed to complement modern living. The location is a key highlight with Southampton Water, Royal Victoria Country Park and various local amenities within striking distance. Whether you are seeking the convenience of village life or searching for a home granting access to picturesque waterside or woodland walks, this property offers you the best of both worlds.

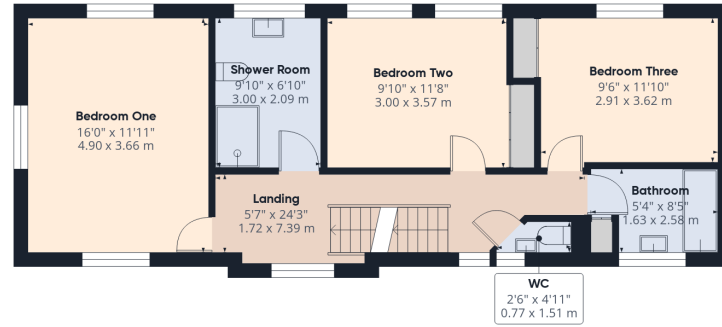
Briefly, the ground floor comprises a hallway, two spacious reception rooms, a kitchen, utility room and a cloakroom. On the first floor are three double bedrooms, a shower room and bathroom with a separate WC. The second floor houses two further bedrooms and loft storage space. Outside, a driveway offers that all important off-road parking and there is an enclosed rear garden. The property benefits from double glazing and gas fired heating.

Don't miss out on the opportunity to make this your new home. Call us today to arrange a viewing.

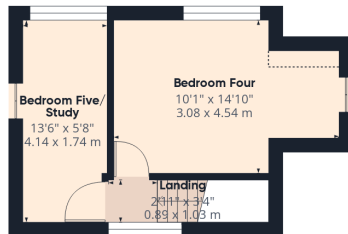




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1792 ft²

166.6 m²

Reduced headroom

16 ft²

1.5 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 stepping into the property, you are welcomed into porch offering space to de boot and hang your outdoor wear. The hallway provides doors to principal rooms, a door into the cloakroom comprising a wash hand basin and WC, and stairs rising to the first floor. The living room is a well proportioned and light filled space running the depth of the property. There are windows to the front and side aspects with sliding patio doors opening into the rear garden. This room features and fireplace with a wooden mantel, marble effect surround and hearth, and a gas fire.





The drawing room is a wonderful, light filled space, perfect for both relaxing and entertaining. There are windows to three aspects allowing an abundance of natural light to fill the room.

The kitchen comprises a comprehensive range of matching, shaker style wall and floor mounted units with a worksurface over. A 1½ bowl inset sink with engraved drainer sit beneath a rear elevation window. Integrated appliances include a Neff oven with microwave, four ring gas hob with an extractor above, fridge/freezer, and a dishwasher. There is space and plumbing for a washing machine. A breakfast bar provides space for informal dining. A door opens into the utility room offering appliance space with a worksurface above and a cupboard housing the gas fired boiler. A door opens out to the garden.



First Floor Accommodation

Ascending to the first floor, the landing presents a front aspect window, doors to all rooms and stairs to the second floor accommodation. Bedroom one is a well-proportioned double room, a light filled sanctuary with windows to three aspects. The shower room is adjacent to bedroom one and comprises a shower cubicle, wash hand basin with vanity storage beneath, and a WC.



Bedroom two is a lovely double room with two rear aspect windows and fitted wardrobes to one wall offering useful storage. Bedroom three, a further double, benefits from a rear elevation window and fitted wardrobes. The bathroom presents fully tiled walls and comprises a panel enclosed bath with a shower over and a wash hand basin. A separate WC, adjacent to the bathroom, also benefits from a wash hand basin.



Second Floor Accommodation

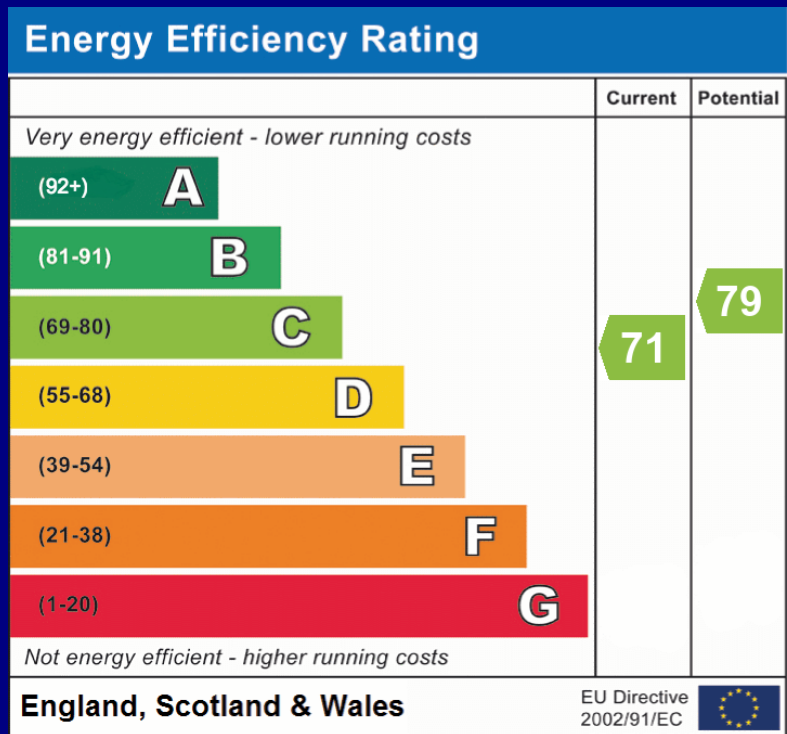
Rising to the second floor, the landing offers doors to all rooms. Bedroom four is of generous proportions and benefits from a front elevation window and fitted wardrobes. A door opens into a loft storage area. Bedroom five is a lovely versatile space that could be used as a study or similar if needed. There is a window to the front aspect and a door into the loft storage area.



Outside

Double gates open to reveal a sweeping block paved driveway providing off road parking for multiple vehicles. There is pedestrian access into the rear garden from either side of the property. The property frontage benefits from decorative planted borders containing a number of established shrubs and trees. The low maintenance rear garden is enclosed by timber fencing and largely paved. There is a timber shed offering useful storage and decorative stone filled borders with a number of plants and shrubs.





COUNCIL TAX BAND: E - Eastleigh Borough Council. Charges for 2026/27 £2953.51.

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

1 & 2 Brooklyn Cottages

Portsmouth Road

Southampton

SO31 8EP



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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.