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**NETLEY LODGE CLOSE
NETLEY ABBEY
SOUTHAMPTON
SO31 5BT**



**BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY IN A DESIRABLE RESIDENTIAL LOCATION.
WITH CONTEMPORARY INTERIORS, A LANDSCAPED GARDEN AND DRIVEWAY, EARLY VIEWING IS HIGHLY
RECOMMENDED TO APPRECIATE THE ACCOMMODATION AND SETTING ON OFFER.**

Guide Price £425,000 to £450,000 Freehold

This beautifully presented three bedroom semi detached property is located in a sought after location in Netley Abbey. This wonderful home has been lovingly maintained throughout and offers the new owner(s) the opportunity to move with minimal fuss. The dwelling boasts spacious and contemporary interiors designed to complement modern living.

The property is constructed of brick elevations to the exterior, with hanging tile features to the first floor, under a pitched tiled roof. Briefly, the ground floor accommodation offers a sizeable living/dining room, perfect for both hosting and relaxing. The modern kitchen is sure to satisfy your culinary desires. A utility room and bathroom ensure both comfort and convenience. On the first floor are three double bedrooms and a modern shower room. Outside, a driveway provides that all important off-road parking. A landscaped rear garden presents an idyllic spot for relaxing and al fresco dining.

Don't miss out on the opportunity to experience first hand all this delightful home and setting have to offer. Call us today to arrange a viewing.



Approximate total area⁽¹⁾
1035 ft²
96.3 m²

(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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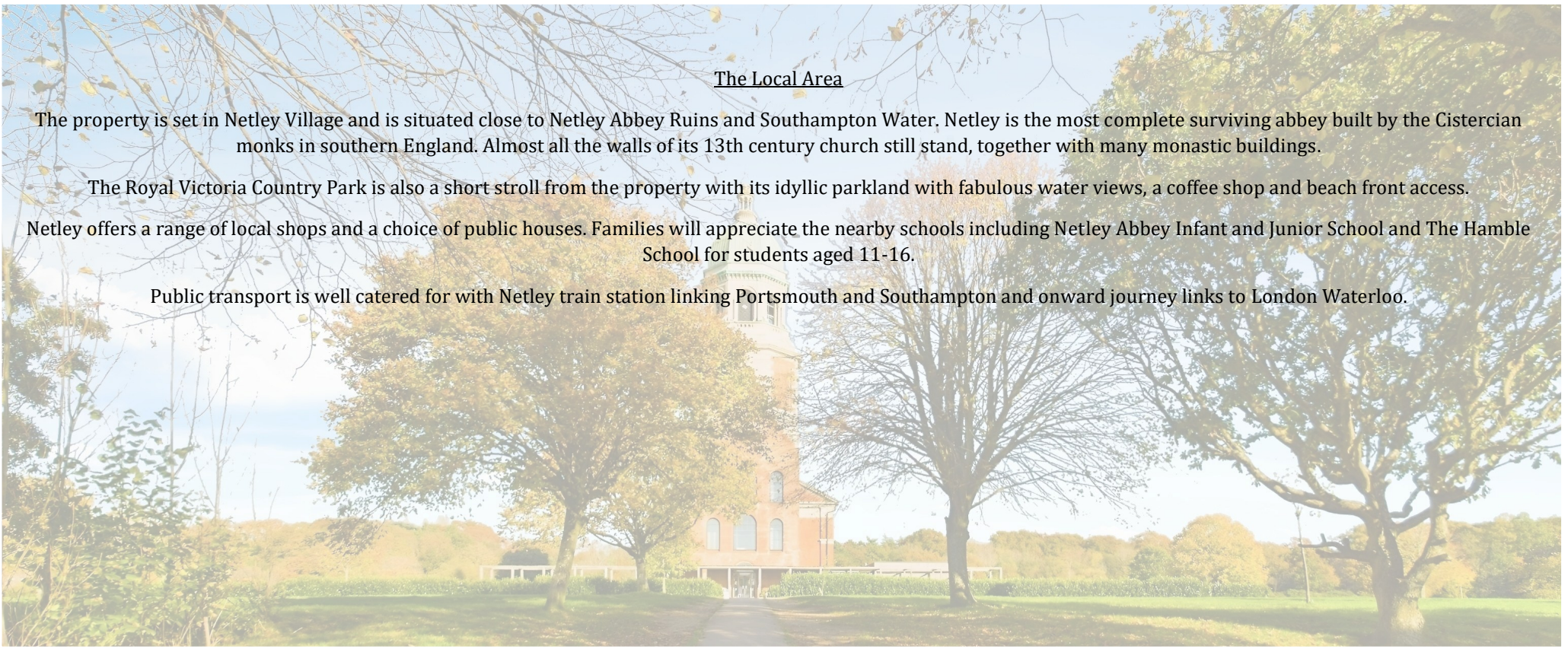
The Local Area

The property is set in Netley Village and is 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 also a short stroll from the property with its idyllic parkland with fabulous water views, a coffee shop and beach front access.

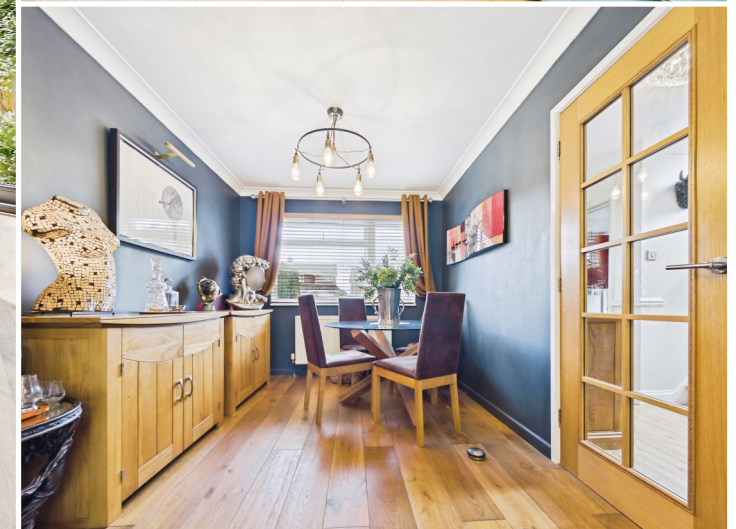
Netley offers a range of local shops and a choice of public houses. Families will appreciate the nearby schools including Netley Abbey Infant and Junior School and The Hamble School for students aged 11-16.

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 the hallway offering space to remove your outdoor wear. There are doors to principal rooms and stairs rising to the first floor. An under stairs cupboard provides useful storage. The living/dining room is a well-proportioned and inviting space which is filled with natural light. There is a window to the front aspect and sliding patio doors to the rear opening on the decking providing a delightful transition from indoor to outdoor living. A fireplace provides a stunning focal point and enhances the cosy ambience on those chilly evenings.

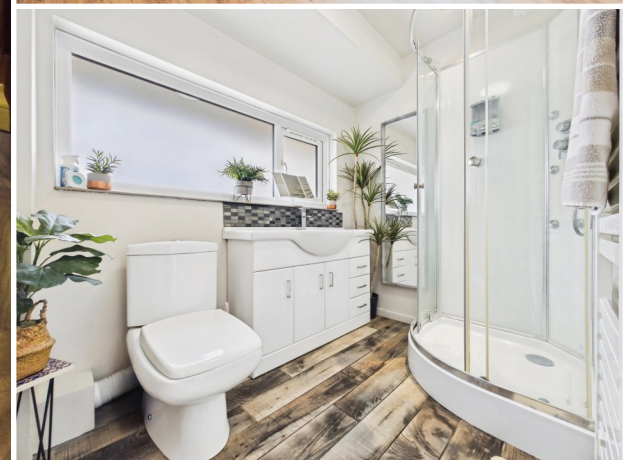


The contemporary kitchen will undoubtedly prove popular with culinary enthusiasts and comprises a comprehensive range of matching wall and floor mounted units with a worksurface over. A 1½ bowl inset sink and engraved drainer lie beneath a rear elevation window offering views over the rear garden. Further benefits include a water softener and drinking water tap. Integrated appliances comprise dual AEG electric ovens, an induction hob with extractor above, a fridge/freezer and a dishwasher. The kitchen houses the wall mounted gas fired boiler. A side aspect door opens to the outside space. The utility room offers wall and floor mounted units with a worksurface over. There is appliance space for white goods. A door opens into the fabulous bathroom, a true sanctuary for relaxation. This wonderful bathroom comprises a freestanding bathtub, vanity wash hand basin and a WC.



First Floor Accommodation

Ascending to the first floor, the landing presents doors to all rooms and a loft hatch into the attic space. Bedroom one is a generously proportioned double room with a window to the rear aspect providing delightful views over the garden and woodland beyond. Bedroom two, another well proportioned double room, benefits from fitted wardrobes with overhead lockers. A window to the front elevation looks over the property frontage. Bedroom three, a further double, presents a rear aspect window and a large built in cupboard which provides useful storage. The contemporary shower room comprises a shower cubicle, wash hand basin with vanity storage and a WC.



Outside

The property is approached via herringbone pattern block paved driveway providing that all important off road parking. A pedestrian gate provides access into the rear garden. The landscaped rear garden is enclosed by timber fencing and predominantly laid to lawn with decorative planted borders containing an array of plants, shrubs and trees. An area of raised decking, adjacent to the property, provides the perfect space for outdoor entertaining and al fresco dining. At the foot of the garden is a sizeable timber summerhouse. A wooden storage shed offers space to store your gardening tools and outdoor furniture.



EPC to follow



COUNCIL TAX BAND: C - Eastleigh Borough Council. Charges for 2026/27 £2148.01.

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

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 enhanced images to add blue skies or 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.