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GRANGE ROAD, OLD NETLEY, SOUTHAMPTON, SO31 8GD



EXCITING OPPORTUNITY TO ACQUIRE THIS OUTSTANDING SMALL HOLDING WITH APPROXIMATELY 10 ACRES, SUBSTANTIAL DETACHED FORMER FARMHOUSE, MODERN FOUR-BEDROOM DETACHED ANNEX BOASTING OVER 2,300 SQ FT, A BARN SPANNING JUST OVER 3000 SQ FT, SIZEABLE FIELD, TWO PADDOCKS AND SEVERAL DOUBLE GARAGES. NO FORWARD CHAIN.

£2,500,000 Freehold

Rarely does an opportunity arise to acquire such an impressive residence, situated in a fabulous, semi-rural location and set in grounds of approximately ten acres. The grounds include a luxury four bedroom detached annexe, detached double garage, barn, large field and two paddocks.

Built in 1986 of brick elevations under a pitched tiled roof, Corringham House benefits from gas fired heating and double glazing. This substantial six bedroom home occupies a prime position and boasts a most pleasant family atmosphere. The spacious and versatile accommodation on offer would potentially lend itself to families seeking multi generation living. The property may also be of particular appeal to discerning purchasers that have an interest in the agricultural or equestrian lifestyle.

The Local Area

Old Netley is a historic ward in the parish of Bursledon. Bursledon is a picturesque village situated on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Located within the borough of Eastleigh and close to the city of Southampton, Bursledon has a railway station, marina, dockyards and the Bursledon Windmill. Nearby villages include Swanwick, Hamble-le-Rice, Netley and Sarisbury Green.

Bursledon's waterside location and woodland surroundings made it a natural location for building wooden ships. Numerous vessels were built for the Royal Navy at private shipyards at Bursledon. By the 1870s, the shipbuilding trade had disappeared from Bursledon and the main industry was arable agriculture, particularly the growing of strawberries.

The property is set in close proximity to the neighbouring village of Netley Abbey. 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.

Netley Abbey is also home to The Royal Victoria Country Park 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.

Locally, there are several pubs and restaurants to try, but if you'd like to stretch your legs a little more, you can take a stroll to the waterside villages that line the Hamble's route to the sea. Visit them by water taxi or head upriver in a tender to Botley for some truly spectacular scenery.

Local schools include Bursledon and Netley Infant and Junior Schools, The Hamble Secondary School and Oasis Academy Mayfield.

The area has excellent transport links. The M27 motorway that links the neighbouring cities





Ground Floor Building 1

Approximate total area⁽¹⁾

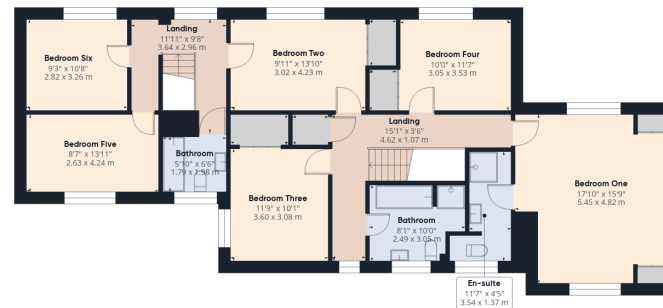
3156 ft²

293.4 m²

Reduced headroom

2 ft²

0.2 m²



Floor 1 Building 1

(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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Ground Floor

The property welcomes you into the hallway offering doors to principal room and stairs rising to the first floor. A cupboard beneath the staircase provides useful storage. A cloakroom with a wash hand basin and WC ensure comfort for all occupants.

The living room is a delightful light filled space with windows to both the front and rear aspects. A brick fireplace, with wooden mantel and surround, makes a lovely focal feature, enhancing the cosy ambience on those chilly evenings.

The kitchen offers a window to the rear aspect with views over the garden. There is a comprehensive range of matching wall and floor mounted units with a worksurface over. Integrated appliances include an eye-level double oven and an electric hob with an extractor above. There is appliance space for a dishwasher.

The dining room boasts a pretty aspect with lovely views over the garden. There are windows to the rear and French doors opening out to the patio, making this the perfect space to host guests.

A study, with a pedestrian door opening to the front of the property, is a beautifully versatile space that could be used for a number of purposes depending upon your requirements.

The utility room presents base units with a sink and drainer above. There is appliance space for a washing machine and tumble dryer. This room connects the main living accommodation to an integral guest area, perfect for larger families or visiting guests.



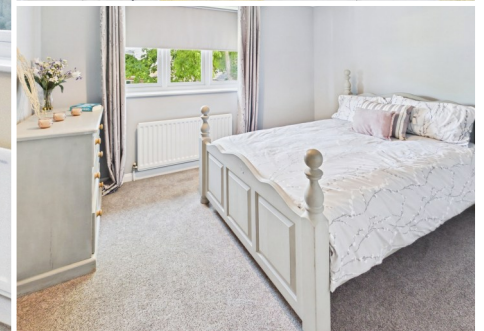
The guest area benefits from its own entrance door with a staircase leading to the first floor. A cloakroom provides independence from the main living accommodation. The spectacular open plan living/dining/kitchen area is a wonderful social space, perfect for both everyday family life and entertaining. Filled with natural light, the room feels bright, airy and welcoming throughout the day. There is a window to the front elevation in the living area, and windows to both the rear and side aspects in the kitchen. Velux windows allow additional natural light to fill the space. Bifold doors open to reveal the patio area. The modern kitchen will prove popular with culinary enthusiasts and comprises a comprehensive range of matching wall and floor mounted units with a worksurface over. There is space for a range style oven with an extractor hood above and appliance space for an American style fridge freezer. The living area bolsters a calming aesthetic, with a brick fireplace with wood mantel housing a log burner. A door from the kitchen opens into a lobby/utility area, with a vanity sink, storage cupboard and appliance space. A door opens to the rear outside space.



First Floor

Ascending the staircase from the main hallway, the landing presents doors to four bedrooms and the family bathroom. There is a loft hatch into the attic space. Bedroom one is a sanctuary for relaxation, windows to the front and rear aspect present delightful views over the grounds. A number of built in wardrobes provide excellent storage. This bedroom boasts the added convenience of an en-suite which is principally tiled and comprises a shower cubicle, vanity wash hand basin and a WC. Bedrooms two, three and four are all generously proportioned double bedrooms and benefit from fitted cupboards providing useful storage. The family bathroom is principally tiled. The four piece suite comprises a panel enclosed bath with handheld shower attachment, a separate shower, wash hand basin with vanity storage and a WC.

A staircase rising from the integral guest area provides access to bedrooms five and six, and to a further bathroom. Bedrooms five and six are well proportioned double rooms with windows to the front and rear aspects respectively. The modern bathroom offers tiled walls and comprises a panel enclosed bath with a shower over, wash hand basin and a WC.



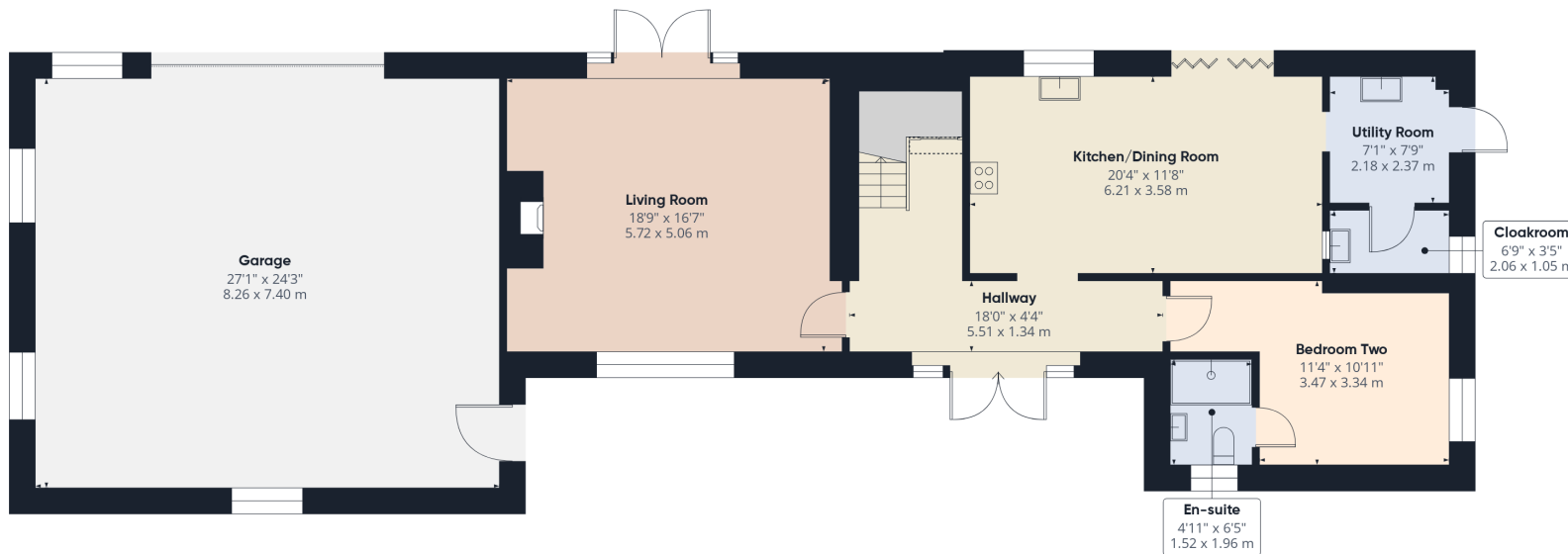


Outside

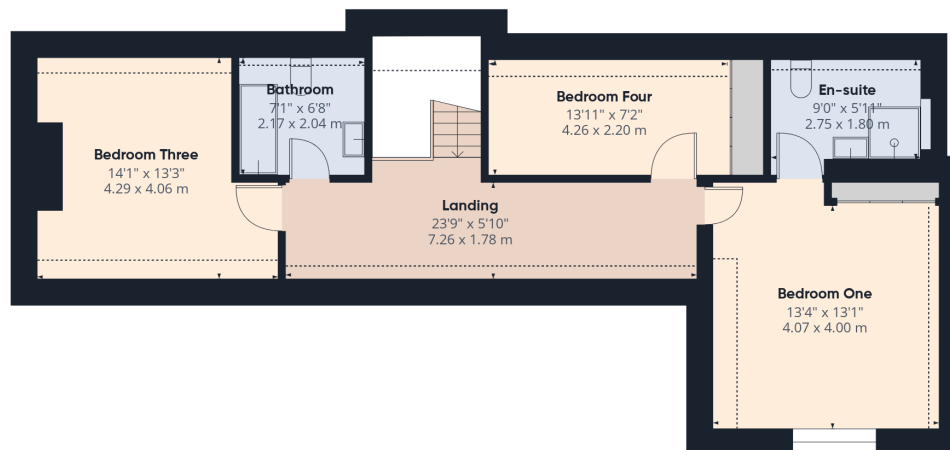
The main property is approached via a driveway providing off road parking for multiple vehicles and leading to the double garage. The garage offers power, lighting and an electric up and over door to the front aspect. A courtesy door allows access to into the hallway.

The garden extends from the front of the property and wraps round to the rear. Largely laid to lawn, and edged with hedgerow, this wonderful garden offers a sense of privacy and seclusion. Various planted borders contain an array of established plants, shrubs and trees. Paved patio and seating areas, to the rear of the dwelling, are perfect for outdoor entertaining and al fresco dining.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2346 ft²
218.1 m²

Reduced headroom

88 ft²
8.2 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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Annexe Ground Floor

The former stables have been converted into a detached four bedroom annexe in 2021. The transformation is truly something to behold; the annexe presents luxury accommodation, ideal for visiting guests or multi generational living.

You are welcomed into the hallway, offering doors to principal rooms and stairs rising to the first floor. An understairs cupboard provides useful storage. The living room is a light filled and inviting space with a window to the front aspect and French doors to the rear opening out to the patio. A striking feature fireplace, with wooden mantel, creates a stunning focal point and houses a log burner making this the perfect space to relax on those chilly evenings.

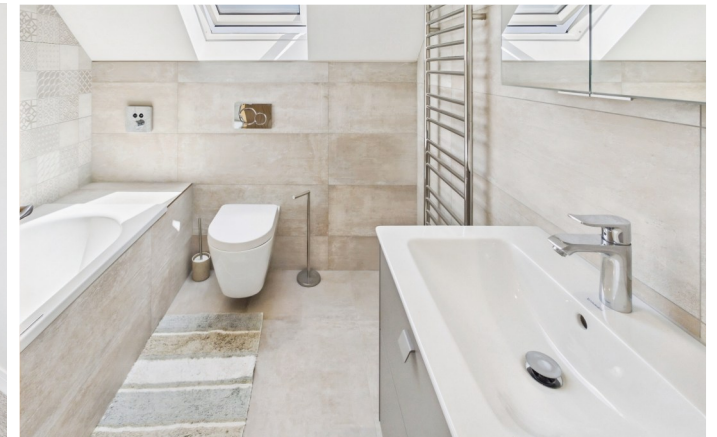
The stunning kitchen/dining room is a beautiful social space, perfect for gathering and entertaining. A rear elevation window and French doors open out to the patio offering a seamless transition from indoor to outdoor living. The kitchen comprises a comprehensive range of matching wall and floor mounted shaker style units with an inset sink and drainer, and work surface over. Integrated appliances include dual built-under ovens, a five ring gas hob with an extractor above, dishwasher and microwave. There is appliance space for a fridge/freezer. A door opens into the utility room comprising wall and floor mounted units with a work surface over. There is an inset sink and a door to the outside space. The adjoining cloakroom with a vanity wash hand basin and WC ensures comfort for all occupants. Bedroom two would make a wonderful guest suite and benefits from a window to the side aspect. This bedroom boasts the convenience of a contemporary en-suite with a rainfall effect shower, wash hand basin and a WC.



Annexe First Floor

Ascending to the first floor, the landing is filled with natural light with three Velux windows. There are doors to principal rooms. Bedroom one is a haven for relaxing and offers air conditioning and a window to the front aspect. Built in wardrobes provide useful storage. This bedroom also boasts the added convenience of an en-suite comprising a large shower cubicle, wash hand basin and a WC.

Bedroom three is filled with natural light and boasts air conditioning and two Velux windows to the front and rear elevations. Bedroom four, a wonderfully versatile space, presents a window to the rear aspect, air conditioning and fitted wardrobes. Bedrooms three and four are serviced by beautiful and modern bathroom comprising a bathtub, wash hand basin and WC.



Outside

The annexe boasts a sizeable garage/storage area with an electric roller door to the rear aspect and a pedestrian door to the side. The annexe rear garden is bound by a combination of timber fencing and hedgerow with a sizeable lawn area. A lovely patio offers an idyllic space for al fresco dining.



Grounds

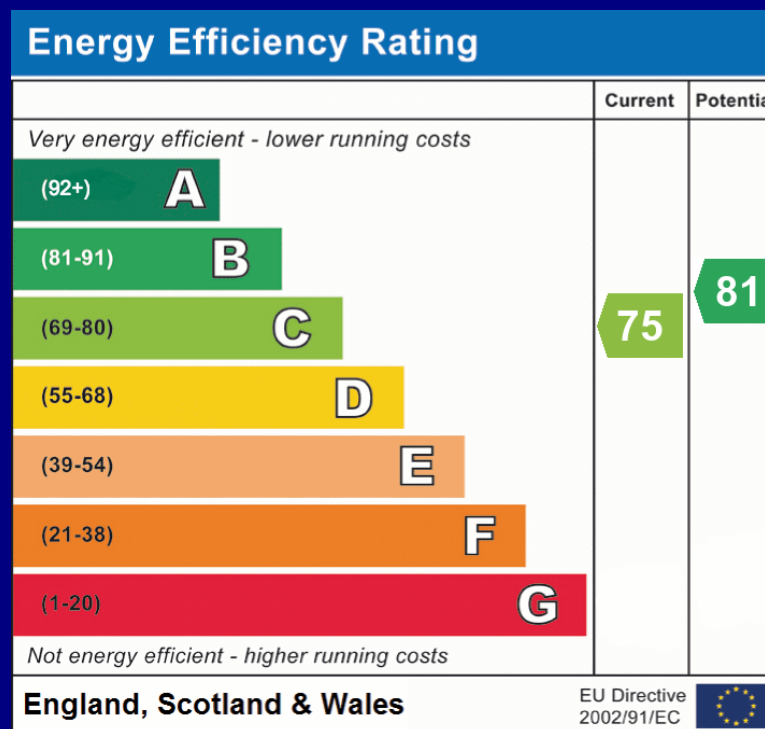
A separate gravel driveway provides access to an area of block paving leading to the annexe and detached double garage (5.35M x 5.44M). This garage benefits from insulation and an electric roller door.

Beyond the annexe is a sizeable barn (11.86M x 24.12M) offering power, lighting and an electric roller door.

The grounds extend to two paddocks and a large field (used for carting hay). This impressive dwelling and outdoor space occupy a large plot of approximately ten acres.







COUNCIL TAX BAND: G - Eastleigh Borough Council. Charges for 2026/27 £3849.20. Annexe only Band A - £1539.68.
UTILITIES: Mains gas (main dwelling), LPG (annexe), mains electricity, mains water, and cesspit.
There is a 99 year lease in place from 10/11/2006 for a small electricity substation to the front of the property. This leases grant and reserve easements. The property also contains restrictive covenants. Please ask for further details.
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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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).

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