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Woolston Road, Netley Abbey, Southampton, SO31 5FJ



Beautifully presented and characterful three bedroom semi detached property in a popular residential location. This lovely home boasts modern interiors expertly juxtaposed with original features, a sizeable garden and driveway. Early viewing recommended.

Guide Price £400,000 to £425,000 Freehold

We are delighted to present this three bedroom semi detached property in a popular residential location. Built in circa 1900 this wonderful character home is understood to be of brick cavity wall construction and benefits from gas fired heating and double glazing.

This lovely property offers versatile living accommodation and is ideal for those seeking a home to meet the demands of modern living whilst still maintaining comfort and style. Arranged over two floors, the ground floor comprises two reception rooms and a kitchen/dining room. On the first floor are three bedrooms and a family bathroom. Outside, a driveway provides off-road parking. A sizeable rear garden offers the perfect space for outdoor dining and entertaining.

The property's location is highly favourable. It is a mere stones throw from Butlocks Heath Recreation Ground, which offers a play park and woodland walks by the reservoir. Here one can have the best of both urban living twinned with the serenity of nature.

In summary, this beautiful semi detached house provides, in our opinion, the perfect blend of comfort and convenience. Call us today to arrange a viewing.



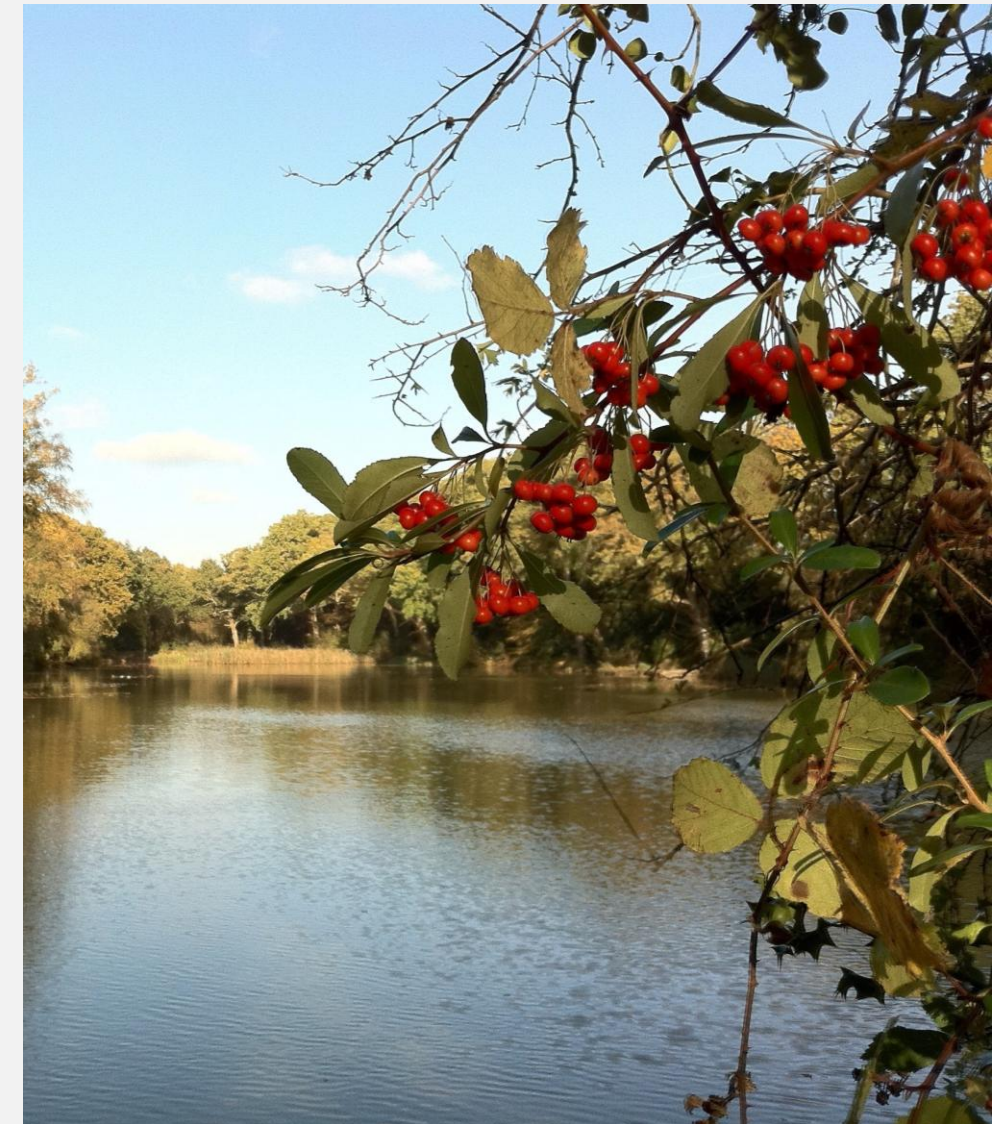
Approximate total area ⁽¹⁾
989 ft ²
91.9 m ²
Reduced headroom
3 ft ²
0.3 m ²

(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.

Butlocks Heath is an area within Netley Abbey. Netley Abbey is home to Royal Victoria Country Park was once the site 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. Royal Victoria Country Park is located a few minutes stroll from the property. 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 village offers a range of local shops and a choice of public houses. Schooling in the area is particularly attractive with Netley Abbey Infant and Junior Schools and The Hamble School all being in close proximity. 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, you are welcomed into the hallway which sets the tone for the accommodation ahead. Period features include high ceilings and decorative corbels. There are stairs rising to the first floor and a door into the living space.

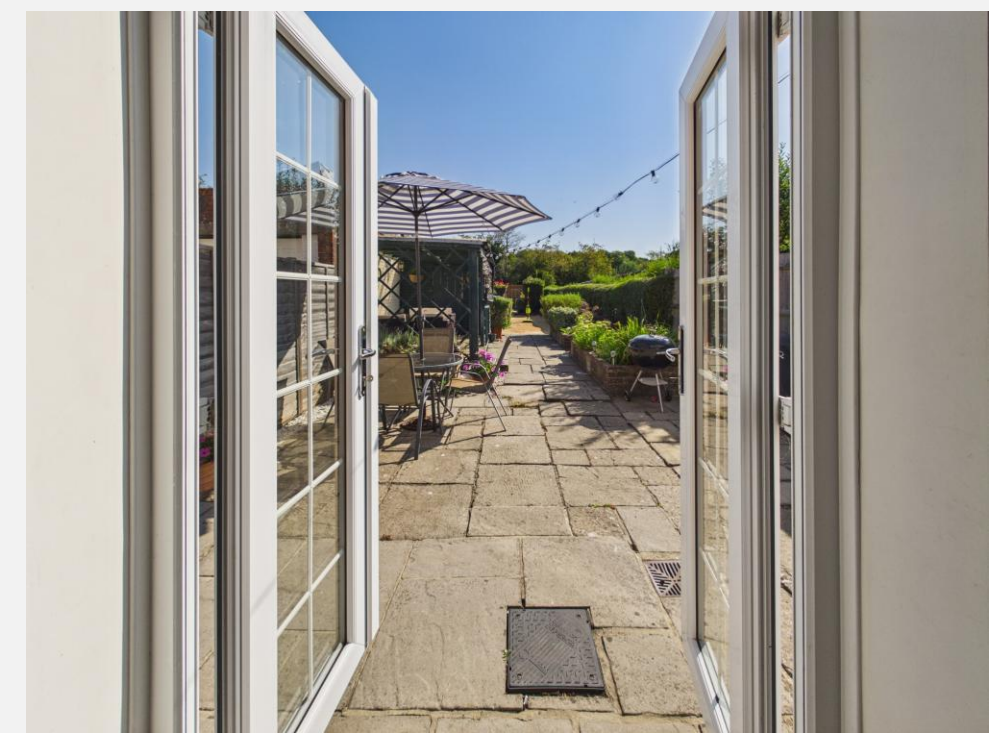
The charming and characterful living room combines period features with a warm homely feel. This room centres around an attractive fireplace providing a fabulous focal feature which enhances the cosy ambience. A front elevation bay window allows plenty of natural light to fill the space.

The living room opens into the second reception room, a beautifully versatile space that can be used for a number of purposes depending upon your requirements. Currently being utilised as a dining room, there is space for a table and chairs creating a fantastic social area, ideal for entertaining guests. An under stairs cupboard offers handy storage.





The kitchen will undoubtedly prove popular with culinary enthusiasts and comprises a comprehensive range of matching wall and floor mounted, shaker style, units with a worksurface over. There is appliance space for a range style cooker with an extractor hood above, fridge freezer and a washing machine, and an integrated dishwasher. A wall mounted cupboard houses the gas fired boiler. Two sets of French doors open directly out to the patio providing a seamless transition from indoor to outdoor living.





First Floor Accommodation

Ascending to the first floor, the landing presents doors to all rooms and a loft hatch into the attic space. Well proportioned bedroom one, a private retreat, is filled with natural light with two front aspect windows. Bedroom two, a further double, offers a window to the side elevation. Bedroom three, benefits from a window to the rear elevation boasting pretty views over the garden. The stylish bathroom is a sanctuary for relaxation at the end of a busy day. The four-piece suite comprises a freestanding roll-top bathtub, shower cubicle, double basin vanity sink and a WC.



Outside

The property is approached via a driveway providing off-road parking and leading to the entrance door. There is pedestrian access into the rear garden along the side of the dwelling.

The sizeable rear garden is enclosed by timber fencing and largely laid to lawn with decorative planter borders containing a number of plants and shrubs. At the foot of the garden is a paved seating area and a large timber store. The patio area, adjacent to the house, offers the perfect space for outdoor entertaining and al fresco dining. A further covered seating area adjoins a timber storage shed.



EPC ordered

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

UTILITIES: Mains gas, electricity, water and drainage.

NOTE: the property is registered with a freehold title absolute and is held alongside an unmerged leasehold title on land registry.

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

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