YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNS & MANNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

The Grove
Butlocks Heath
Netley Abbey
Southampton
SO31 5FP

Beautifully presented three bedroom detached home nestled in a quiet cul-de-sac in Butlocks Heath. The property offers versatile living accommodation, a driveway, garage and a landscaped garden. Viewing highly recommended to appreciate both the accommodation and setting on offer.

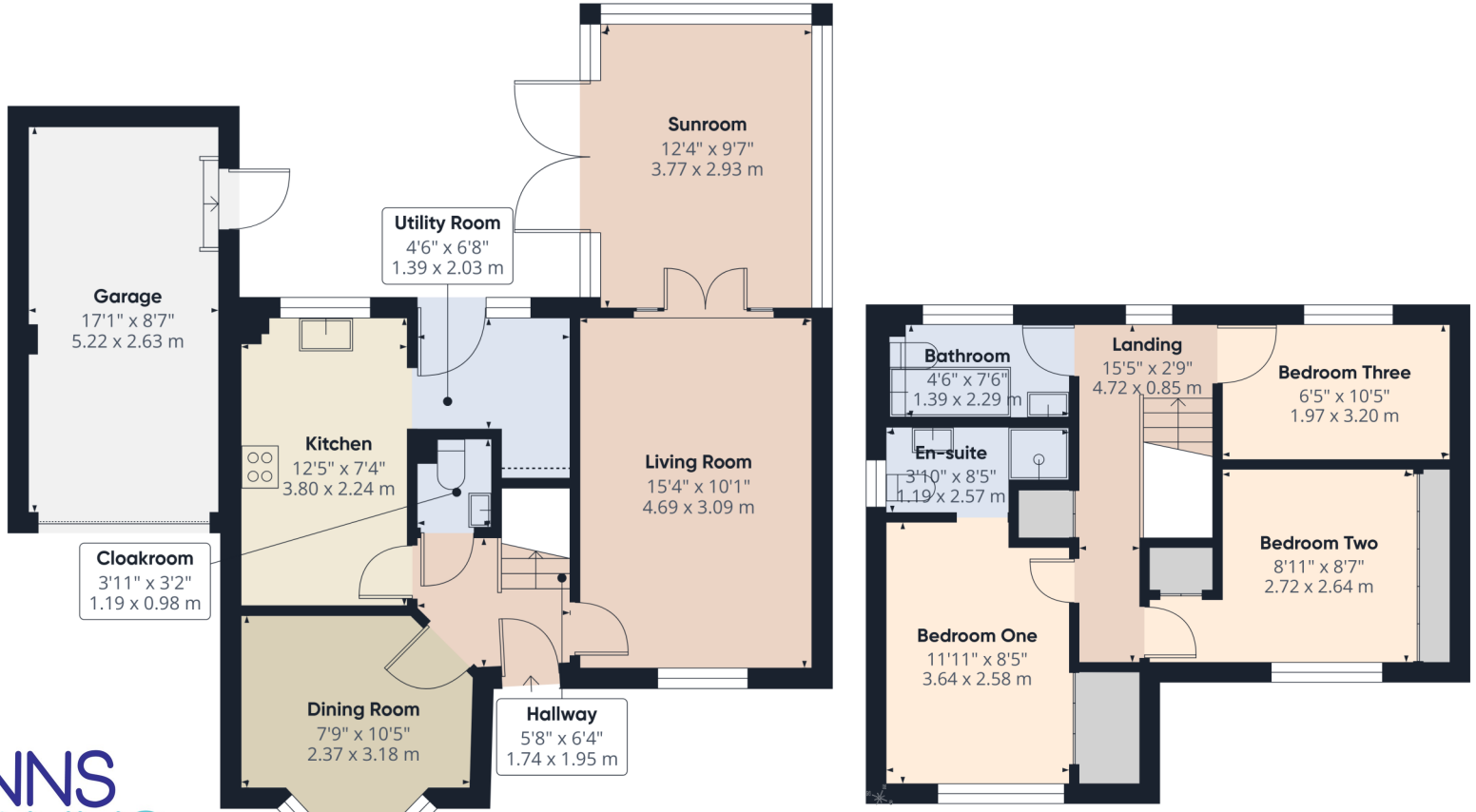
£475,000 Freehold & Leasehold

Manns & Manns are thrilled to market this beautifully presented three bedroom detached property nestled in a quiet cul-de-sac. Built in circa 1996 of brick elevations to the exterior under a pitched roof on land owned by the Chamberlayne Estate, a proportion of the property is offered with a long leasehold title.

This lovely home offers versatile living accommodation is ideal for those seeking a property to meet the demands of modern living whilst still maintaining comfort and style. Arranged over two floors, the ground floor comprises three reception rooms, a contemporary kitchen, utility room and a cloakroom. On the first floor are three bedrooms, with an en-suite to the master, and a family bathroom. Outside are gardens front and rear, a driveway and garage.

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. One can have the best of both urban living twinned with the serenity of nature.

In summary, this beautiful detached property promises an unrivalled combination of modern living and a prime location. Call us today to arrange a viewing.



Approximate total area(1)

1129 ft²

105 m²

Reduced headroom

1 ft²

0.1 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.

GIRAFFE360

MANNS & MANNS
EST. 1938

The Local Area

The property is set in the beautiful waterside village of Netley Abbey 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. 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 village 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, it is also within close distance of local sailing clubs.

Ground Floor Accommodation

Upon stepping into the property, you are welcomed into the hallway offering doors to principal rooms and stairs rising to the first floor. The living room is a light and airy space, perfect for relaxing at the end of a busy day. There is a front elevation window presenting views over the front garden and French doors that open into the sunroom. The focal point of this room is a fireplace with a gas, flame effect fire. The sunroom is beautiful and bright with windows to three aspects offering lovely views of the rear garden. French doors open onto the patio, offering a seamless transition from indoor to outdoor living. This is a fabulous and versatile space that could be used for a number of purposes depending upon your requirements.

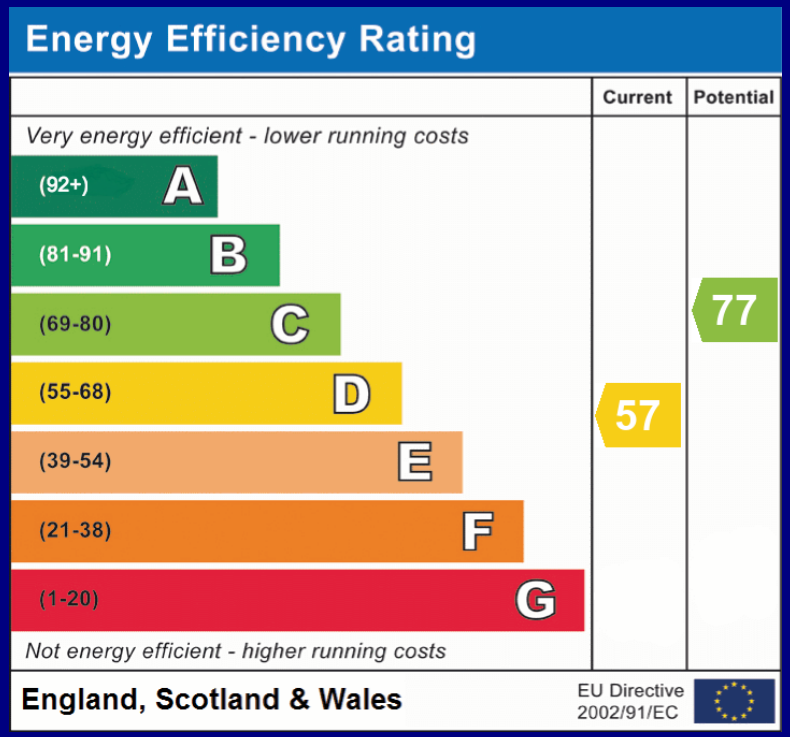
The modern and stylish kitchen will prove popular with culinary enthusiasts and comprises a comprehensive range of wall and floor mounted units with a worksurface over. Integrated appliances include a built-in double oven, induction hob with an extractor hood above and a fridge. There is a rear aspect window and a door into the utility room. The utility room houses the gas-fired Worcester combination boiler and offers appliance space and plumbing with a worksurface and shelving above. A door opens out to the rear garden. The dining room is another beautiful and versatile space that would make a lovely office, playroom or similar. A front aspect bay window allows plenty of natural light into the room. The ground floor accommodation is completed by the cloakroom comprising a wash hand basin and WC.

First Floor Accommodation

Ascending to the first floor, the landing benefits from a rear elevation window and offers doors to all rooms. There is a door to the linen cupboard and a loft access point, with a pull-down ladder, allowing access into the partially boarded attic space. Bedroom one offers a front aspect window, a double fitted wardrobe and a series of fitted furniture including, wardrobes, drawers and overhead lockers. This bedroom boasts the added convenience of an en-suite comprising a shower cubicle, wash hand basin and a WC. Bedroom two, a further double, presents a rear elevation window offering views over the garden and fitted wardrobes to one wall providing plentiful storage. Bedroom three benefits from a rear aspect window and is currently being utilised as an office. This room would equally make a delightful child's bedroom or nursery. The family bathroom comprises a panel enclosed bath with a telephone style shower attachment, wash hand basin and a WC. There is a front elevation obscured window.

Outside

The property is approached via a paved footpath leading to the entrance door under a canopied porch. The front garden is largely laid to lawn. A driveway leads to the garage benefitting from an electric roller door to the front aspect and a pedestrian door to the rear. There is power, lighting and boarding in the eaves providing useful storage space.
The landscaped rear garden is enclosed by timber fencing with a pedestrian gate at the side of the property. There is a small patio and seating area adjacent to the dwelling. Largely laid to lawn, this well maintained garden boasts beautifully planted borders containing an array of plants and shrubs. At the foot of the garden is a sizeable seating/ entertaining area which is laid to shingle and perfect for al-fresco dining.



COUNCIL TAX BAND: D - Eastleigh Borough Council. Charges for 2026/27 £2416.51.
UTILITIES: Mains gas, electricity, water and drainage.
NOTE: The property is registered under two titles HP527872 Freehold. HP529010 Leasehold (Chamberlayne Estate).
Residue of 1000 years from 25th March 1868. Ground rent £6 (not applicable and has never been requested during ownership).
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

Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold 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 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.