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## NETLEY LODGE CLOSE, NETLEY ABBEY, SOUTHAMPTON, SO31 5BT

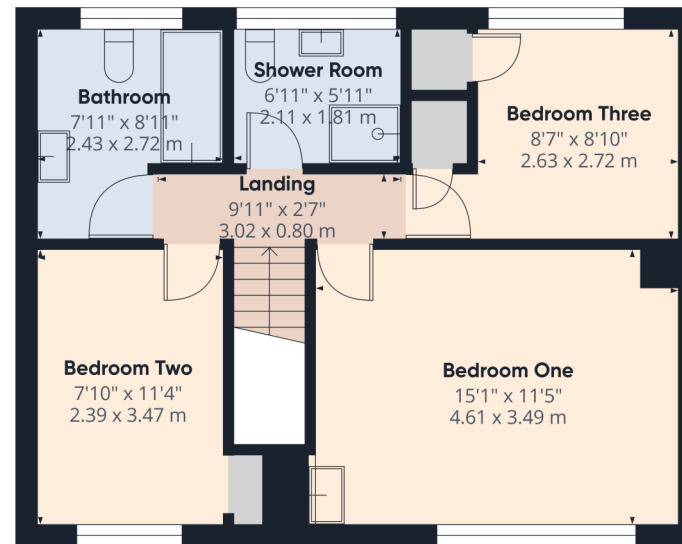
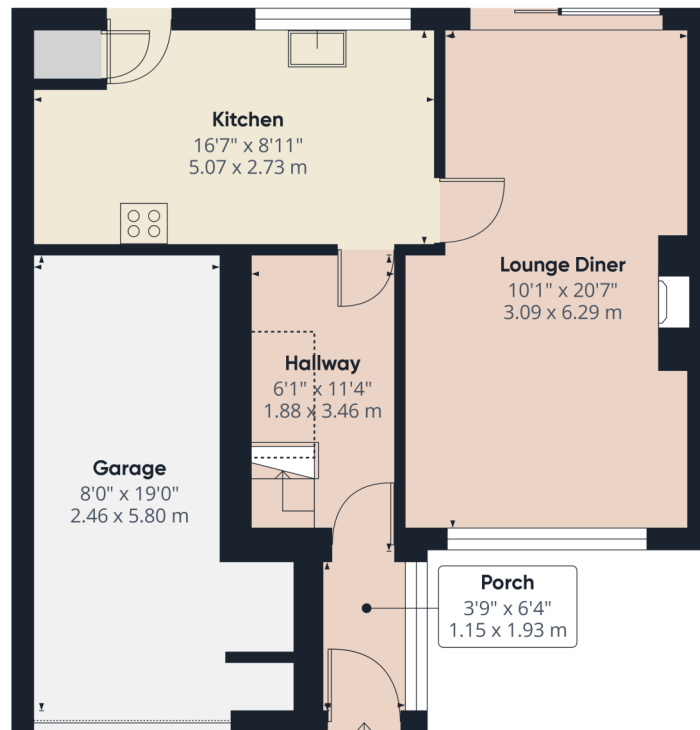


**QUIETLY SITUATED THREE-BEDROOM END OF TERRACE DWELLING OCCUPYING AN ENVIOUS PLOT AND SITUATED IN A MOST DESIRABLE RESIDENTIAL LOCATION. WITH A GARAGE, DRIVEWAY AND A SIZEABLE AND SECLUDED REAR GARDEN, VIEWING IS RECOMMENDED TO APPRECIATE BOTH THE ACCOMMODATION AND SETTING ON OFFER.**

**Offers Over £425,000 Freehold**

This delightful three-bedroom end of terrace property is nestled at the end of the quiet and sought after Netley Lodge Close in the popular village of Netley Abbey. The dwelling was built in the early 1970s of brick elevations under a pitched tiled roof and benefits from double glazing and gas fired heating. Occupying a sizeable plot, the property boasts a large rear garden which lies adjacent to local woodland. There are gardens to the front of the house and a driveway providing off-road parking and leading to the garage. The ground floor comprises a hallway, lounge diner and kitchen. The first-floor accommodation has previously been reconfigured from its original four-bedroom layout, and now offers three bedrooms, a family bathroom and shower room.

Conveniently located for the village, local train station and The Royal Victoria Country park, this lovely property is perfect for those seeking a comfortable home in close proximity to green spaces, picturesque walks and the numerous leisure activities offered on the well-regarded Southampton Water. Call us today to arrange a viewing and experience firsthand all this lovely property has to offer.



**Approximate total area<sup>(1)</sup>**  
1145.82 ft<sup>2</sup>  
106.45 m<sup>2</sup>

**Reduced headroom**  
13.41 ft<sup>2</sup>  
1.25 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Netley Abbey

The property is set in Netley Abbey and is situated in close proximity 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.

Schooling in the area is particularly attractive, with Netley Abbey Infant and Junior Schools being situated nearby. The Hamble School in Satchell Lane is the catchment school for 11–16-year-olds. The village is also well catered for by pre-schools and nurseries.

Netley village offers a range of local shops and a choice of public houses. 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 entering the property, you are welcomed by an enclosed porch offering space to de-boot and hang your outdoor wear. A door opens into the hallway, with a door into the kitchen and stairs rising to the first floor. The modern kitchen comprises a comprehensive range of matching wall and floor mounted units with a work surface over. A 1½ bowl sink and engraved drainer sit beneath rear elevation window providing views over the garden. A glazed door allows access into the rear garden. This kitchen will prove popular with culinary enthusiasts and boasts a number of integrated appliances including a built-in double electric oven and microwave, five burner gas hob with an extractor hood above and a dishwasher.



A door opens into the well-proportioned lounge diner which is a light and airy space, perfect for relaxing and unwinding. There is a front elevation window and sliding patio doors to the rear aspect, opening onto the patio. A recess within the chimney breast allows space for a fire or log burner if desired.



## First Floor Accommodation

Ascending to the first floor, the landing offers doors to all rooms and a loft hatch. Bedroom one is a spacious double room with a large front elevation window and an alcove housing a wash hand basin with a vanity unit beneath. Bedroom two offers a front elevation window and a built-in cupboard providing useful storage. Bedroom three benefits from a rear elevation window and two built-in storage cupboards.

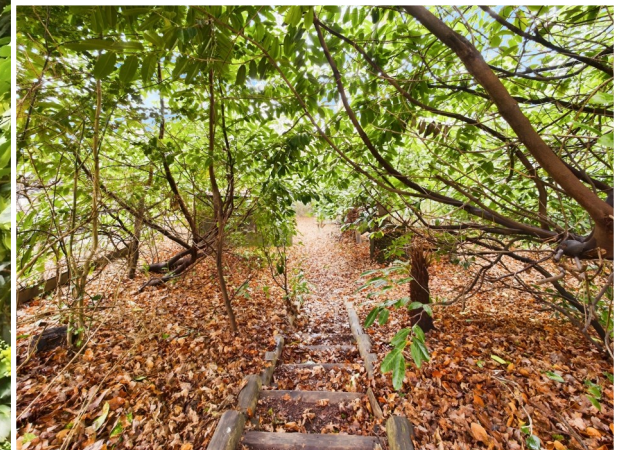
The family bathroom comprises a panel enclosed bath with a mixer tap and handheld shower attachment, a wash hand basin with a vanity unit beneath, a low-level WC and a bidet. The shower room offers a shower cubicle and a combination toilet, sink and storage unit.

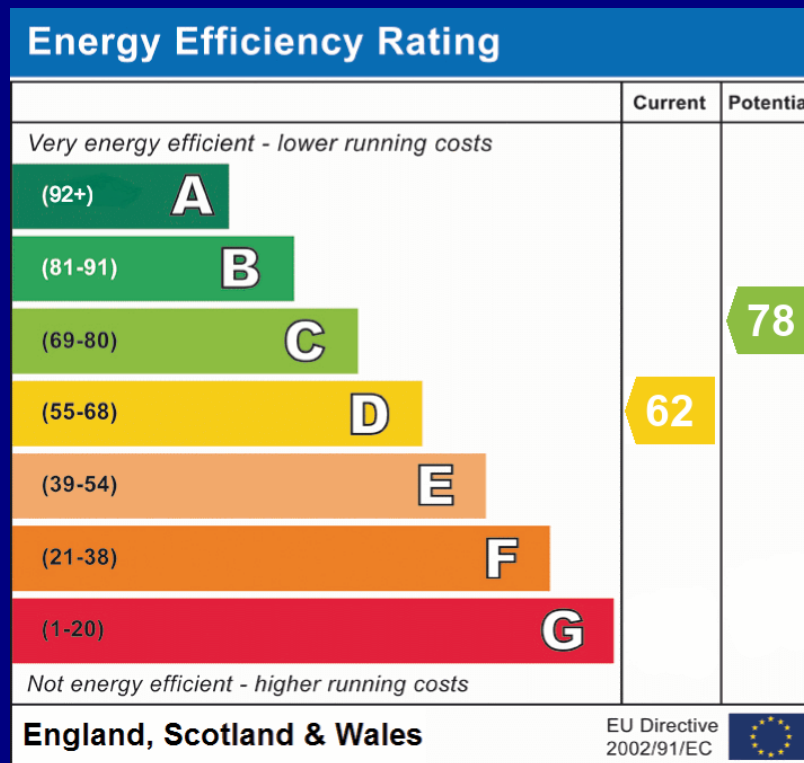


## Outside

The property is approached by a driveway providing off road parking and leading to a garage with an up and over door. The garage itself benefits from power and lighting. The front garden contains a number of established shrubs, and a side gate allows pedestrian access into the rear garden.

The private and secluded rear garden is deceptively spacious, extends along the rear of neighbouring properties and backs onto local woodland. There is a vast array of established trees and shrubs. A patio area, adjacent to the dwelling, provides the ideal spot for al fresco dining.





**COUNCIL TAX BAND: C - Eastleigh Borough Council. Charges 2024/25 £1947.58.**

**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](http://www.mannsandmanns.co.uk)

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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.