



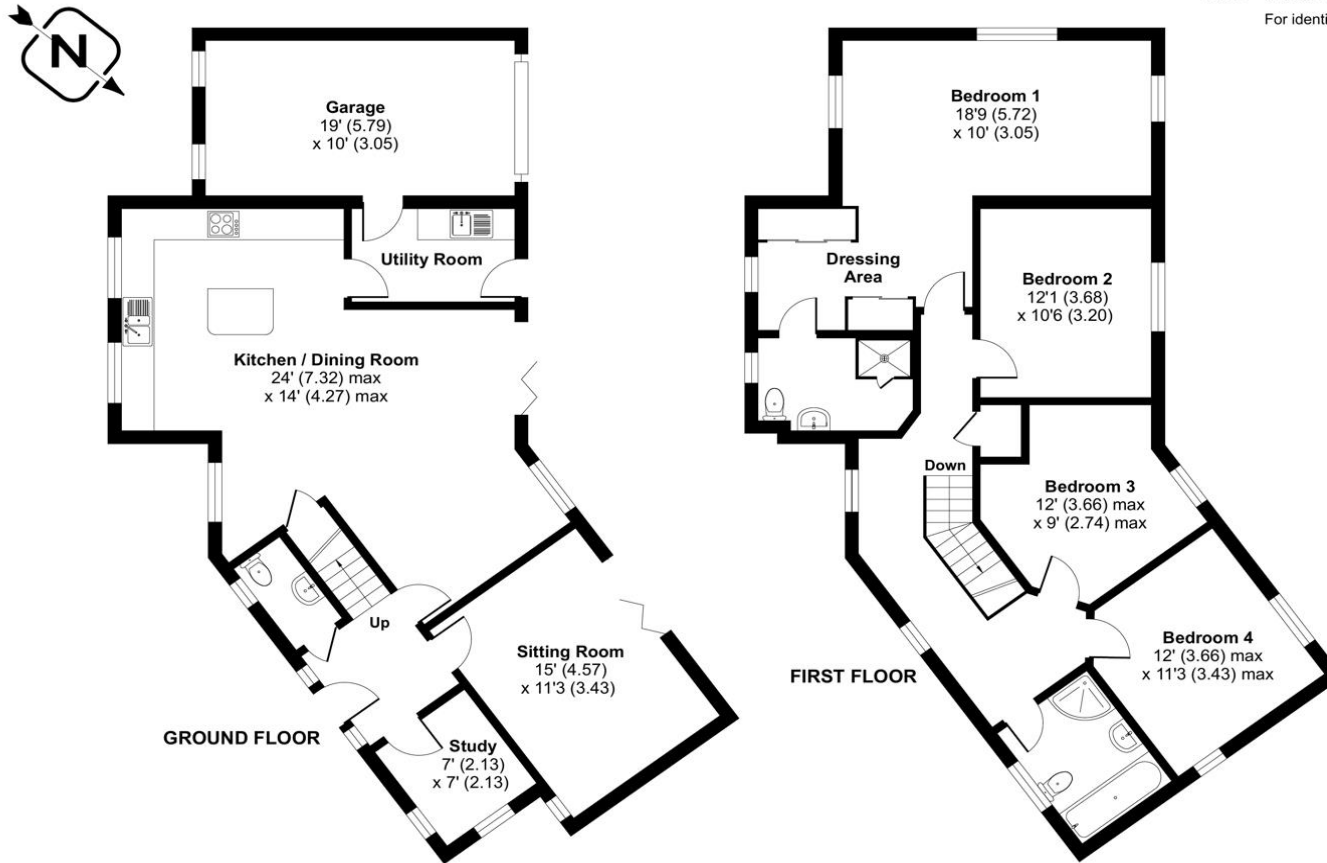
The Paddocks, Grange Road, Netley Abbey, Southampton, Hampshire, SO31 5FF



## ACCOMMODATION

Standing alone this substantial 4-bedroom family home offers versatile accommodation with a garage, spacious kitchen/dining/family room, a separate living room as well as a study perfect for working at home. The fully fitted premium specification kitchen has quartz worktops and an integrated wine cooler. A separate utility room completes the accommodation on the ground floor. Upstairs the triple aspect master bedroom has an en-suite and dressing room. In addition, there are three generous double bedrooms and a luxurious family bathroom. Outside is laid to lawn with native borders to the frontage providing effortless green space. Experience the best of both worlds with this latest development of nine stunning 3- and 4-bedroom new homes, crafted in a traditional style in the picturesque village of Netley Abbey, Hampshire. These stunning homes offer the perfect blend of classic charm and modern luxury, with high-quality finishes and energy-efficient features throughout. Located in a central location on the south coast situated just a short distance from Southampton and Portsmouth, you can enjoy a peaceful village lifestyle with all the amenities you need in a well-connected but rural setting.

Approximate Area = 1862 sq ft / 172.9 sq m  
Garage = 190 sq ft / 17.6 sq m  
Total = 2052 sq ft / 190.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1095432



## SITUATION

Netley is a village with a rich history and natural beauty. Its landmarks, Netley Abbey and Royal Victoria Country Park, are connected by the UK's longest village shoreline. Netley Abbey's romantic ruins have inspired generations of poets, painters, and authors. The former Royal Victoria Military Hospital brought traders, shops, inns, and housing to the village. Now a popular recreational destination for families, military history enthusiasts, and nature lovers. The area also offers plenty of sailing and watersports clubs, with the River Hamble and the Isle of Wight nearby - you'll find the world renowned Cowes Week every August.



### SPECIFICATION

- Gold Standard (plots 1, 2 & 9) includes:
- Premium specification interior
- Fully fitted kitchen and utility room with internal door to garage
- Principle bedrooms feature en-suites and fitted wardrobes
- Underfloor heating (ground floor)
- All feature a study, outside space and garage
- Landscaped gardens
- Energy efficient and modern design
- 10-year structural warranty

### LOCAL AUTHORITY

Eastleigh Borough Council  
Council Tax Band: TBC

### GUIDE PRICE

Asking Price £750,000

### TENURE

Freehold