WHITE & GUARD

2 Sedgemead
Netley Abbey
Hampshire
SO31 5EY

2 Sedgemead

Offers in Excess of £925,000

INTRODUCTION

A truly stunning family home with views across Southampton water and a short stroll away from the Royal Victoria Country Park. The property comes with approximately 3,200sq ft of accommodation including a stylish thoughtfully designed adjoining annexe which would be ideal for extended family, elderly parents or an additional rental income.

The current owners commented; "We loved this house from the start. When we first arrived we had a sense of being in a holiday home filled with space and light and the constant sights, sounds and smell of the sea. This feeling has never left us".

Due to both the property's flexibility, its wonderful location and the overall accommodation on offer, an early viewing comes highly recommended as the property is certainly expected to generate a healthy level of interest.

LOCATION

As well as being only metres away from the shoreline and opposite a sailing club, the property is on the doorstep of the beautiful Royal Victoria Country Park, set in 200 acres of grassy park and woodland running alongside Southampton Water.

The village has two popular pubs, a school, church and green along with two busy sailing clubs. Hamble and its marina, broad range of pubs, restaurants and waterfront are only minutes away, with all main motorway access links also being close by enabling easy access to Southampton, Portsmouth, Winchester, Chichester, Guildford and London

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MAIN HOME

Ground Floor

Approach is via a driveway leading to a double glazed front door through to a lovely bright entrance,

Hall: porcelain tiled flooring and exposed brickwork to one wall, stairs to first floor. Doors to:

Cloakroom: window to front, large coats cupboard, basin and WC

Utility Room: double glazed window to the side and fitted with a modern matching range of cream wall and base units with beech worktops. One and a half bowl ceramic sink unit, plumbing and space for an automatic washing machine and tumble dryer. Airing cupboard with Vaillant boiler (2019), connecting door to entrance lobby to annexe.

Lounge: (17ft) with window to the front enjoying views across Southampton water, Clearview wood burning stove, fitted bookcase and French doors to Annexe. (Note: this room could easily be used as third bedroom to Annexe).

First Floor

Sitting Room: open plan with oak flooring throughout and attractive exposed brickwork to one wall. This beautiful 24ft room has a double glazed window to the rear, a modern Morso wood burning stove, a range of fitted cupboards and bookshelves at one end. At the front, double glazed sliding doors open out on to a 16ft balcony with electric awning, which enjoys views towards Southampton water.

Dining Room: with oak flooring has windows both to the front and side making this a lovely bright space.

Kitchen Breakfast Room: has double glazed windows to both the rear and side, all with plantation shutters and is fitted with a matching range of wall and base units with granite worktops. Double bowl sink unit and a range of built-in appliances including double oven, 6 ring gas hob with extractor over, dishwasher and further appliance space, oak flooring, spotlights and TV point.

The whole first floor has underfloor heating and has two zone in-ceiling quality speakers for the kitchen and sitting rooms controlled from the lounge AV unit.

Second Floor: On the second floor there is a spacious landing, with ladder access to the loft which is boarded.

Master Bedroom: double glazed window to the front with views towards Southampton water, spotlights, door to one side leading to a beautifully appointed en-suite

En-Suite: fitted with a stylish bathroom suite which includes a freestanding bath, separate double width shower cubicle, ceramic free standing wash hand basin and low level WC. Marbled floor tiles, underfloor heating, heated towel rail, floor and ceiling LED lighting.

Bedroom Two: double glazed window to the rear, range of fitted wardrobes to one wall, TV point.

Bedroom Three: windows to both the front and side and recessed wardrobe

Bedroom Four: overlooks the side of the property and is currently used as a home office.

Wetroom: with 'Aqualisa' digital shower, mirrored LED lit cabinet with Bluetooth music, wash hand basin, vanity unit and low level WC. Window to rear. Airing cupboard

Cellar: Divided into two rooms, the main room is currently set up as a home brewery with professionally installed electrics and stainless sink with hot and cold water. The second room houses the homes pressurised water system cylinder and water softener, plus storage area.

The main house heating and hot water is controlled by Hive WiFi operated by wall switches and phone/tablet app. WiFi is boosted all over the main house by a cabled mesh network on the 3 floors.

THE ANNEXE

A self contained annexe has its own door entrance from the outside side access of the main house.

Entrance Lobby: has lockable door to main home (via Utility) and door to,

Bathroom: a large modern beautifully appointed bathroom fitted with a double width shower cubicle, wash hand basin set in vanity unit with cupboards below, backlit LED mirror and low level WC, stainless steel heated towel rail and is mainly tiled. Frosted window with plantation shutters faces rear garden. Door from entrance lobby to open plan lounge/dining/kitchen area.

Kitchen Area: fitted 2020 with a modern matching range of units including a quartz breakfast bar and worktop, a range of built in appliances (2020) including oven and hob with extractor over, one and a half bowl sink unit, fridge and dishwasher. French doors to main home ground floor lounge. (Note: these doors are lockable with privacy blind on annexe side). Door to,

Utility Area: with plumbing/electrics for washing machine and tumble dryer, annexe electric main board and meter, humidity extractor.

Sitting/Dining Room: which is L-shaped with an additional seating area at one end. (Note: this additional area has been cabled and plumbed underfloor to create a future en-suite to Bedroom one if required).

Bedroom One: (19ft) large picture windows that enjoy views over the garden. Roof light lantern with blackout blind

Bedroom Two: large picture windows with views over the garden. Roof light lantern with blackout blind. Directly below the annexe and accessed via a trap door there is an additional cellar area.

The annexe building was completed in 2020 by M&S Projects of Hamble and is covered by Building and Electrical Regs certificates. It has been fitted throughout with high quality wood effect flooring, spotlights, wall switched lamps, TV and various power points, in addition to four cleverly designed light lanterns which flood the whole space with light. Annexe heating is separately controlled as a Hive zone with wall mounted control or by phone app. There are two integral mains powered smoke alarms.

OUTSIDE

To the front of the property there is an area of garden which is laid to lawn and well stocked with a wide variety of mature trees and shrubs and irrigation pipework. A good sized driveway provides off road parking for several cars and leads up to the double width carport, with cabled CCTV and alarm.

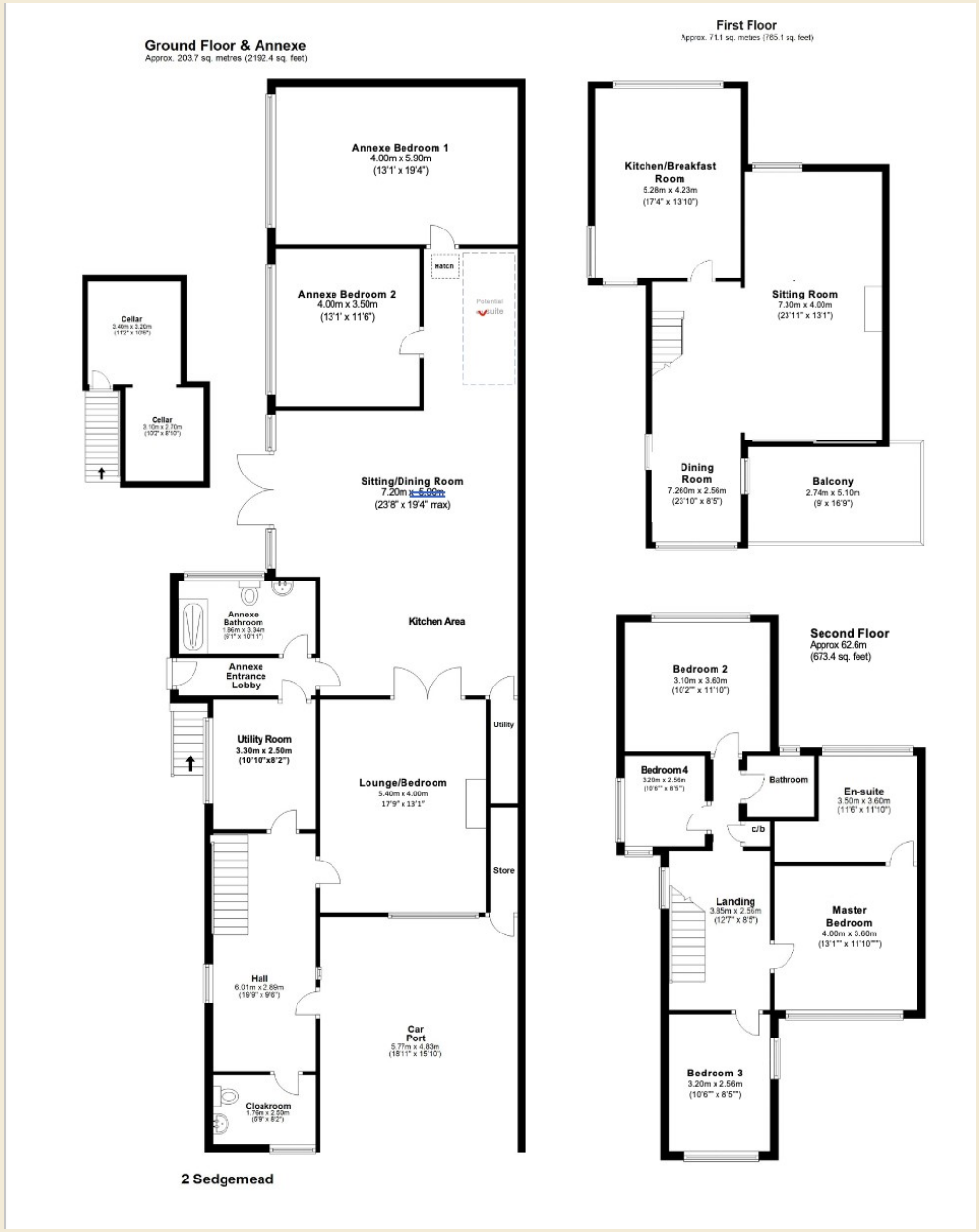
To the side of the property there are wrought iron double gates that lead through to a large hardstanding, ideal for a caravan or boat. Shed with sockets and lighting. To the rear of the house there is an enclosed garden with patio area leaving the rest of the garden mainly laid to lawn and well stocked with a variety of mature trees and shrubs.

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX

Eastleigh Borough Council Band G



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