

St Catherines Road

HAYLING ROAD, PO11 0HE

150 Years

JOHN D WOOD & CO.

London, Country & International Property

St Catherines Road

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A superbly presented four bedroom executive style family home situated in a highly sought after location in West Hayling near Langstone Harbour.

This immaculately presented home has benefited from extensive modernisation in recent years to create wonderful living spaces bathed in natural light, with triple glazed windows throughout that give the feel of bringing the outside into the home with most rooms having an outlook over the pretty surrounding gardens. The extended accommodation flows throughout the home with lovely rooms that are suitable for extended family living.

As you enter the property you are greeted by a spacious entrance hall with tiled floor that leads through to an inner hall. The open plan living theme is exceptional, beginning with the triple aspect sitting room/orangery with large lantern window above and surrounding views over the delightful gardens and twin doors onto the terrace. A further reception room or family room features a log burning stove set in a tiled chimney breast and a large side window. The third reception room in this wing of the home is also a generous size and would make an ideal office or snug.

An open plan luxury kitchen boasts a extensive range of units and granite work surfaces and Nef fitted appliances that include a double ceramic hob, twin double over and wine cooler amongst other fitted appliances. As with all the accommodation there is a lovely outlook over the gardens with this room leading through to a large dining room with large lantern window above. The dining room leads through to a superb second sitting room with extensive windows and sliding doors to the garden.



























A second kitchen/ utility room provides a range of modern units, cooker hob and side door. The ground floor accommodation also features a luxurious shower room. On the first floor there are four impressive double bedrooms, two of which are En Suite, with a luxury family bathroom serving the two other bedrooms and completing the first floor accommodation.

One of the main features are the lovely gardens and grounds that surround the property with this exceptionally private plot providing a buyer their own little oasis in this sought after road. Large, well-manicured lawns, feature trees and pretty flower and herbaceous areas are the theme with a large paved terrace adjacent to the house. The rear garden also features a superb studio room/office, ideal again for extended family living and offering a peaceful retreat from the main house. The front garden also has a large lawned area with deep flower bed borders, trees and paving. The property offers excellent parking for 3-4 cars, leading to a detached garage.

Location

There is easy access to beautiful beaches, nature reserves and picturesque coastal walks, while nearby leisure amenities include Hayling Golf Club and the island's renowned sailing community. Hayling Island is well served by an excellent range of educational facilities, including respected independent schools such as Portsmouth Grammar School and Highbury College, as well as a selection of highly regarded Hampshire schools within easy reach. Connectivity is exceptional, with the A27 and A3(M) providing convenient road links to Chichester, Portsmouth and London. Mainline rail services from Havant offer direct connections to London Waterloo in approximately 80 minutes. To the north, the South Downs National Park provides a stunning backdrop for walking, cycling and outdoor recreation, while nearby Goodwood is home to a calendar of prestigious events, including the Festival of Speed, Goodwood Revival and acclaimed horse racing, complemented by two highly regarded championship golf courses.







£1,350,000
Subject to Contract

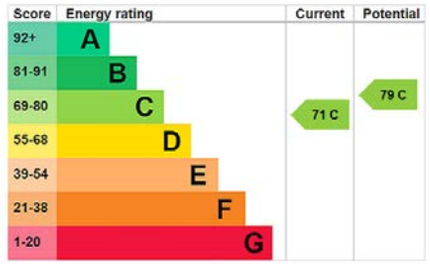
Local Authority: Havant Borough Council

Council Tax Band: F

Tenure: Freehold

Reference: CHS260074

Approximate Gross Internal Area:
297.4 sqm / 3,201 sq ft



St Catherines Road, Hayling Island PO11

Approximate Gross Internal Area = 259.4 sq m / 2792 sq ft
Garage = 16.3 sq m / 175 sq ft
Outbuilding = 21.7 sq m / 234 sq ft
Total = 297.4 sq m / 3201 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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