



7 Spinnaker Grange, Hayling Island, Hampshire

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7 Spinnaker Grange, Hayling Island, Hampshire, PO11 0SJ

A modern 4/5 bedroom detached home in a prestigious residential setting on the edge of the harbour and a stone's throw from Northney Marina

Northney Marina 0.8 mile, Havant train station 3 miles, Emsworth 4 miles, Portsmouth International Port 8.8 miles, Chichester 13 miles, Petersfield 15.3 miles, Central London 72 miles

Reception hall | Drawing room | Dining room
Office | Kitchen/breakfast room | Utility room
Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms | Family bathroom | Double garage | Garden
EPC rating D

The property

With light and airy, well-proportioned accommodation, number 7 Spinnaker Grange is situated in an enviable location within an AONB and overlooking a protected field designated as wildlife habitat.

On entering the bright and spacious reception hall with adjacent cloakroom, the galleried landing above makes a wonderful first impression, with two very large and useful cupboard spaces. A double aspect drawing room is centred around a feature fireplace with glazed sliding doors offering views and a link to the rear garden, whilst the adjoining dining room provides the perfect setting to host family and friends. Fitted with wooden cabinetry and integrated appliances, the kitchen features units which create a subtle divide to an informal breakfast area and an internal door connects to a utility room. An additional ground floor reception room currently presents as an office, whilst also offering options for use as a fifth bedroom/play room, or alternatively a quiet snug. The first floor rooms enjoy the elevated outlook across the field to the marina

beyond and ultimately to the South Downs. The upstairs comprises four bedrooms and a family bathroom, and the principal bedroom benefits from glorious, south-westerly vistas, with a modern en suite shower room.

*Planning permission has been granted for a single storey rear extension, application number APP/23/00771. Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Outside

Wrought-iron railings front the pavement, with an area of lawn adorned with architectural and specimen trees and a pathway leading to the pillared entrance portal. A paved driveway provides parking and access to the generous double garage.

The rear garden is beautifully designed to provide an interesting layout and an array of attractive, sculptural plants, with a pathway offering a route through the greenery via a pretty arbour feature. A south-west facing terrace adjoins the rear of the house offering a spot to dine and relax, and a brick-edged raised bed provides planting as a magnet to birds and insects. The gate at the end of the garden provides access into the field and on to the shoreline of the harbour beyond.

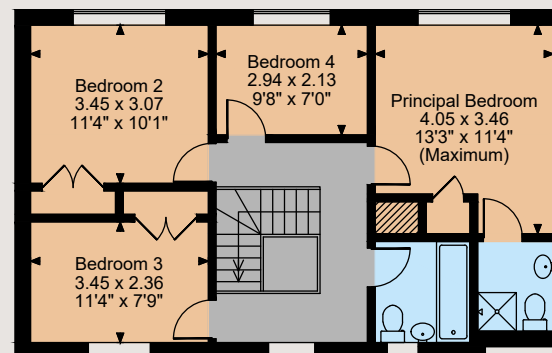
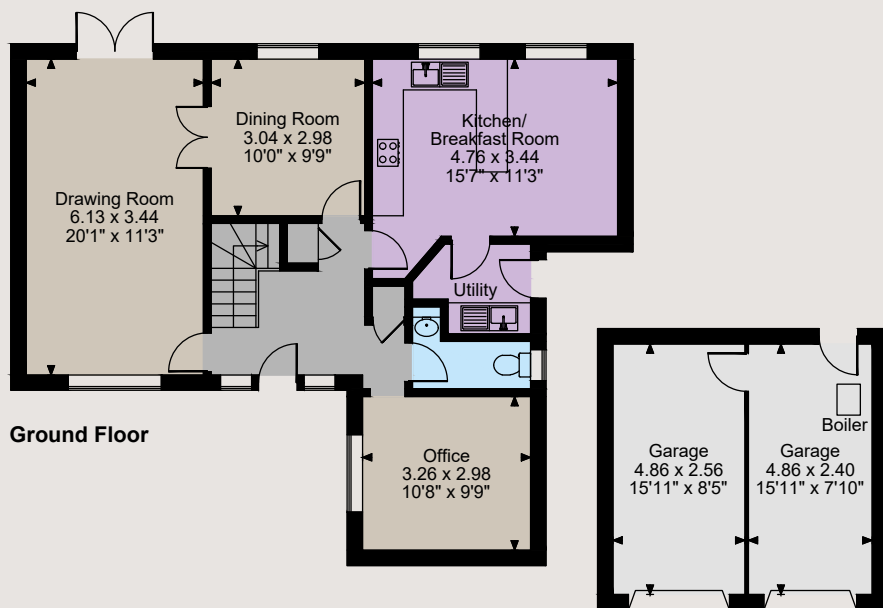
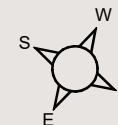
Location

The property is situated in North Hayling close to Northney Marina and the Langstone Quays Resort, which offers a Health & Fitness Club. Hayling Island offers the attractions of a traditional seaside destination, with several beaches and opportunities are abundant for sailing and kite surfing enthusiasts, as well as for lovers of bird watching and coastal walks. Havant is easily accessible and offers supermarket and retail facilities, along with the train station with services to London Waterloo (1 hr 34 mins) and Victoria (1hr 55 mins). The A27 is just 2 miles distant and providing links to the national motorway network via the M27 and M3 motorways.





Floorplans
Main house internal area 1,497 sq ft (139 sq m)
Garage internal area 263 sq ft (24 sq m)
Total internal area 1,760 sq ft (164 sq m)
For identification purposes only.



Directions

From the A27, take the exit to join the A3023/Langstone Road and follow the road across the bridge. Take the left turn onto Northney Road and continue around the right-hand bend. After a further 0.5 mile, turn left to join Northney Lane. Take the first left onto Spinnaker Grange where the property will be found on the left hand side.

General

Local Authority: Havant Borough Council
Services: Mains gas, electricity, water and drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £729,000

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Over 45 offices across England and Scotland, including Prime Central London

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