



Drive Cottage
46 St Catherine's Road | Hayling Island | Hampshire | PO11 0HF

FINE & COUNTRY

STEP INSIDE

Drive Cottage

Drive Cottage is a unique home which was built to an individual style and has plenty of period charm and styling. There are leaded-light wooden-framed windows with quarry tiled sills, solid Oak and Pine doors, wood panelling, ceiling beams and large open feature fireplaces.

Tucked back, and only partially visible from the road, the house offers approximately 3,072 sq. ft. of living accommodation, providing three reception rooms, five bedrooms (one of which makes an ideal home office and even has glimpses of the coastal waters), two bathrooms, a well-fitted kitchen, utility room and ground floor cloakroom. The mature garden is delightful and has the added bonus of a swimming pool, for times when the beach is just a little too busy for an open-water dip!

Whether the next owners wish Drive Cottage to be a permanent home for their family, or a weekend retreat, upon driving over the bridge onto the island anyone would surely feel anticipation of the tranquil setting that lies ahead at this property.

St Catherine's Road is situated to the southwest of the island just off the waterfront yet within easy access of local shops and bus routes. For active members of the family the list of available sporting facilities is lengthy including golf, tennis & racket sports, sailing, kite surfing. Simply put, there is much to enhance family life here whatever generation or age of family members.

The town of Havant with its mainline railway station to Waterloo is approx. 7 miles north, via the bridge at Langstone, and the Cathedral cities of Chichester and Portsmouth, with their major shopping centres are both easily accessible via the A27 and provide a great deal of recreational, cultural and historical interest.

The entrance to Drive Cottage is via a sturdy solid

Oak door with leaded light windows to either side, and is a clear indication of what lies within.

The sitting room is charming with ceiling timbers and fine stone fireplace with brick inlay. Another solid Oak door gives access directly on to the garden terrace. This is a double-aspect room which feels airy in the warmer months and cosier in the colder ones. Adjacent, is the dining room which features another open fireplace, with stone surround and hearth and wooden mantle, oak flooring and a large bay window providing a fine view over the garden.

The kitchen is well placed next to the dining room and is fitted with a range of light-coloured wall and base units, granite worktops and a range of integrated appliances. Double glass doors lead into the conservatory which looks out to the swimming pool and garden. A utility room is accessed off the kitchen and has an external arched Oak door. The cloakroom at the front entrance completes the ground floor accommodation.

The staircase features solid wooden panelling which matches the internal doors, the master bedroom faces down towards the sea and is well fitted with a range of fitted-furniture incorporating dressing table and wardrobes. The ensuite is spacious with a white suite, with bath and shower over. Bedrooms three, four and five sit side-by-side and all enjoy a view over the rear pretty garden. The family bathroom is at the end of the hallway and provides both a bath and separate shower and has a fully-tiled ceramic floor.

A second concealed staircase leads up to bedroom two, which enjoys glimpses of the waters of The Solent. With the benefit of four skylights and being over 29m x 10m this room is ideal for, and currently used as, a home office. It is heated via electric radiators and has excellent eaves storage spaces.















STEP OUTSIDE

Drive Cottage

The property has a gravelled driveway to the front, leading to the garage beyond, with planted flower and shrub borders. An arched wooden pedestrian gate set in a high brick wall leads into the east side of the charming and private rear garden.

To the rear, the garden is mature and offers a variety of trees, shrubs and flowering borders. The central lawn, with large pond and rockery, is surrounded by a profusion of colour throughout the seasons. The swimming pool sits next to the conservatory and has a paved surround. The garden can be accessed from inside the house via both the conservatory and the sitting room, which leads to the full-width terrace. There is a greenhouse, outside lighting and water supply.

Detached Garage: 38'4" x 13'11" Providing parking and ample room for a hobbies area too. Currently has a large work station and excellent storage spaces. Access into the pool pump house. Electric roller vehicular door and side pedestrian door. The pool pump house and log store are situated to the side of the garage.



CHICHESTER



GOODWOOD



HAYLING ISLAND



THE SOUTH DOWNS



LOCATION

Hayling Island, offers a good choice of everyday living requirements in addition to junior and senior education facilities. An abundance of seaside activities for families are available on the 'Blue Flag' beaches.

Havant, (c. 5 mls) has a larger offering of retail and recreational facilities, in addition to a mainline railway station connecting with London Waterloo in just over one hour.

Emsworth, (c. 7 mls) a pretty harbour village, historically renowned for its Oyster fisheries, has a variety of cafes and restaurants and boutique shops. There are footpaths providing lovely walks along the waterside.

Portsmouth, (c. 7 mls) renowned for its maritime history and Gunwharf Quays Shopping Centre, the Spinnaker Tower and Portsmouth High and Grammar Schools are accessed a few miles westward along the A27.

Chichester, (c. 15 mls) with its magnificent Cathedral and Festival Theatre (one of the UK's flagship theatres) can be reached along the A27. The renowned annual events at the Goodwood Estate, covering horseracing, motor sports and flying have grown to have a global following.

The South Downs, are within a short drive and offer vast open spaces of rolling countryside for walking, cycling and family picnics.



INFORMATION

Directions

From A27 exit Hayling Island / Havant: Proceed over the bridge onto Hayling Island and follow Havant Road towards the south of the island. After approximately one mile, bear right onto West Lane. Proceed for about another mile to the T-junction. Turn right onto Station Road and continue until you see St Catherines Road on the left. The property will be found at the other end of St Catherines Road on the right hand side.

Additional Information

Havant Borough Council Band 'G'
Mains water, gas & electricity
Broadband internet connectivity
EPC Rating 'D'

VIEWING:

Strictly by appointment with Fine & Country. T: 01243 487969

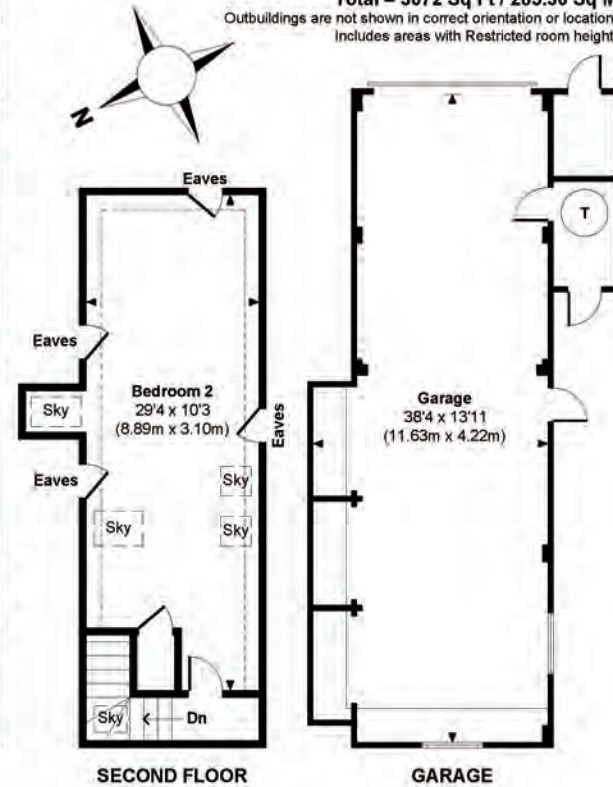
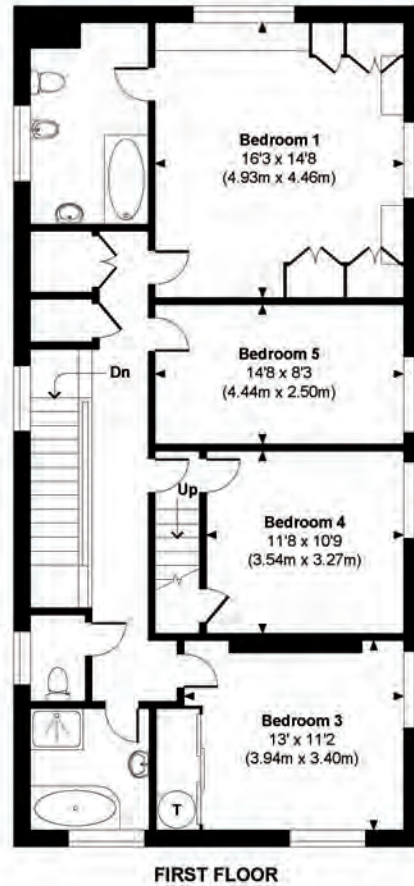
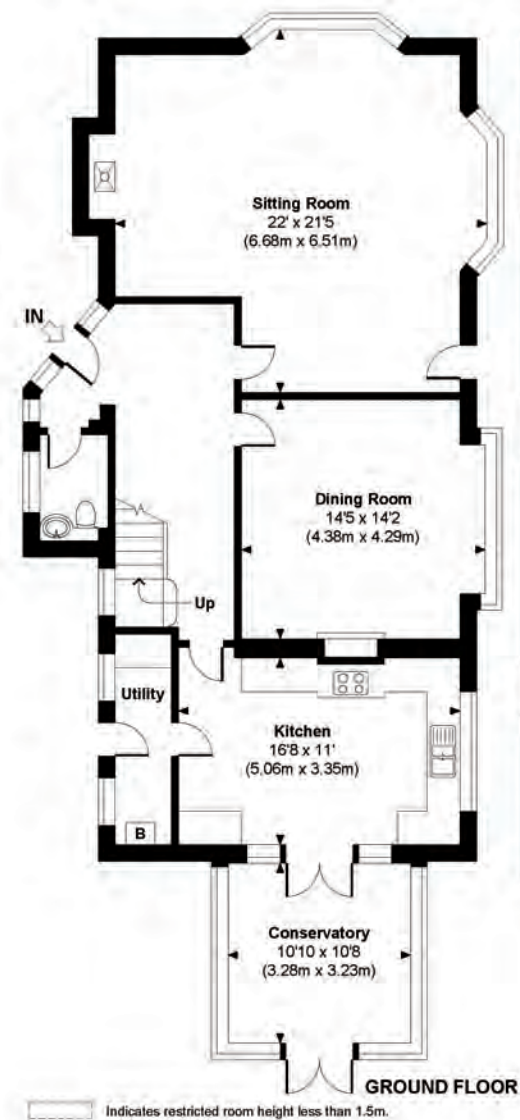
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Drive Cottage
 Approximate Gross Internal Area
 Main House = 2546 Sq Ft / 236.54 Sq M
 Garage = 526 Sq Ft / 48.82 Sq M
 Total = 3072 Sq Ft / 285.36 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		73
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference: E3201

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