



Laburnums

St Peters Road | Hayling Island | Hampshire | PO11 0RT

FINE & COUNTRY

# STEP INSIDE

Laburnums | Freehold | Council Tax Band G

This impressive, detached home is set back from the road behind a high manicured hedge and gated entrance, it sits proudly to the left hand side of a large plot which extends 2.52 acres including paddocks, private gardens, a long gravel driveway and garaging. The main house has 2592 sq ft of living space arranged over three floors and comprises: porch with outside fascia lighting, large open plan hallway, 35' sitting room, dining room leading to kitchen, cloakroom and study on the ground floor with three double bedrooms, two with en-suite facilities and a large feature family bathroom on the first floor with two further double bedrooms on the top floor which are reached by an open landing and central staircase. Within the grounds is a detached annexe, which in itself has 1358 sq ft of living space with two doubled bedrooms, each having en-suite facilities, 22' sitting room and fully fitted kitchen, from the annexe you step out onto a large, decked patio area and garden leading to the main house also within the grounds is extensive car parking. It is not only the house and garden that come into their own, but also the extra living space, with the annexe, which means you could accommodate relatives, guests, work from home, or even to generate income. Hayling Island is considered by many to be the South Coast playground, being the home of windsurfing with its well-established Kite Surfing Centre, Sailing Club which hosts national world class events and two MDL marinas, a links golf course and club, Lawn Tennis School, clubs, fitness centres and restaurants.

St. Peters Road is located to the north-east of the island and with far reaching views towards Chichester Harbour, it retains a peaceful, rural atmosphere, supporting arable and livestock farming, sights of significant interest and wildlife havens, as well as being within easy reach of Havant Railway Station, the mainline rail link takes you to London Waterloo in approx. 1hr 20 minutes, for specialist shopping you are close to Portsmouth and Gunwharf Quays, Chichester is also close via the motorway and for travelling further afield is the ferry port in Portsmouth and Southampton International Airport. This property is presented in excellent order throughout and internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

**ENTRANCE:** Private driveway with curved walls to either side, twin wooden remote control gates with brick pillars leading to extensive gravel driveway leading to garaging and parking area, the annexe and grounds. To the right hand side is stable style fencing with blossom trees, opening in the hedge with pathway wrapping round to the front of the property, lawned garden with high manicured hedge and separate pedestrian gateway on to St Peters Road, slate chippings area, main PVCu red front door with Ring doorbell, leading to:

**PORCH:** Double glazed windows to all aspects, low level built-in storage cupboards, tiled flooring, double glazed internal door with panel to one side leading to:





**HALLWAY:** 14'0" x 12'0" Balustrade staircase rising to first floor with understairs storage cupboards, tiled flooring, radiator, ceiling spotlights and coving, twin doors leading to sitting room with further matching doors leading to dining room, door to:

**STUDY / HOME OFFICE:** 12'0" x 8'6" Double glazed window to front aspect, ceiling spotlights and coving, low level built-in double doored cupboard housing electric consumer box, range of fitted units including desk with low level storage cupboard to one side, further range of storage cupboards with book- shelving over, radiator, ceramic tiled flooring, cupboard housing boiler supplying domestic hot water and central heating (not tested), dimmer switch.

**SITTING ROOM:** 35'8" x 14'11" Double glazed windows to front aspect with blinds overlooking garden, ceramic tiled flooring, corner log burner with circular granite hearth, twin double glazed doors leading to side aspect with windows to either side, large radiator, ceiling spotlights and coving, wiring for Bose surround sound system, to one end is a curved wall with double glazed windows on three aspects with twin double glazed doors leading to rear garden, bracket and wiring for wall mounted T.V., with boxed in media cupboard and shelving under.

**DINING ROOM:** 15'6" x 12'0" Matching tiled flooring, ceiling spotlights and coving, radiator, twin double-glazed doors leading to rear garden, two tall units with cupboards under and central shelving with storage cupboards and bookshelves under, square opening leading to:

**KITCHEN:** 15'5" x 12'0" Comprehensive range of grey fronted wall and floor units with quartz work surface, inset butler sink with mixer tap and cupboards under, integrated CDA washing machine with matching door, pull out drawers with soft close mechanism, two corner carousel units, ceramic tiled surrounds, eye-level Bosch microwave, double glazed windows to rear

aspect overlooking garden and annexe, integrated AEG dishwasher with matching door, radiator, brushed steel T bar handles, power points with USB chargers, dimmer switches, central square island with matching quartz top, cupboards under and drawers to one side, space for American style tall fridge/freezer with cold water supply, space for free standing Rangemaster cooker with extractor fan and light over, high level storage cupboards with pull-out larder unit to one end, matching tiled flooring, dimmer switches, ceiling spotlights and coving, door to:

**OUTER LOBBY:** Matching tiled flooring, double glazed door to rear garden, radiator, ceiling spotlights.

**CLOAKROOM:** Low level w.c., with dual flush and integrated sink with mixer tap, double glazed window to side aspect, ceramic tiled to half wall level, ceiling spotlights.

**FIRST FLOOR:** Landing with central balustrade staircase rising to top floor, radiator, galleried ceiling with feature arched topped double-glazed window to front aspect and Jesters balcony, wall lights, doors to primary rooms.

**BEDROOM 1:** 15'1" x 14'2" Twin double glazed windows to rear aspect with outstanding views over farmland towards Chichester Harbour in the distance, range of built-in bedroom furniture including wardrobes, chest of drawers and vanity unit, double glazed window to side aspect with radiator under with views over the garden, grounds and fields in the distance, wiring for wall mounted T.V., dimmer switches, ceiling coving, door to:

**DRESSING ROOM:** 7'5" x 4'5" Open wardrobes with hanging rails, drawers and shelving to one wall, radiator, double glazed frosted window to front aspect, ceiling coving and spotlights, dimmer switch.

**EN-SUITE SHOWER ROOM:** Close coupled w.c., with shelf over, vanity unit with wash







hand basin, mixer tap and cupboards under, double glazed frosted window to front aspect, chrome heated towel rail, tiled flooring, shower cubicle with Jetstream system, drench style hood and sliding door, extractor fan, ceiling spotlights, dimmer switch.

**BEDROOM 2:** 11'4" x 8'0" increasing to maximum 15'6" L shaped, double-glazed window to rear aspect with far reaching views over the grounds and farmland towards Chichester Harbour in the distance, radiator, ceiling spotlights and coving, floor to ceiling built-in wardrobes with hanging rail and shelving, central door leading to:

**EN-SUITE BATHROOM:** White suite comprising: P shaped panelled bath with curved shower screen, mixer tap, shower attachment and separate shower over, ceiling spotlights, extractor fan, ceramic tiled surrounds, vanity unit with wash hand basin, mixer tap and cupboards under, close coupled w.c., with dual flush and shelf over, large mirror, tiled flooring, chrome heated towel rail.

**BEDROOM 3:** 12'0" x 10'0" Double glazed window to rear aspect overlooking the garden, farmland and Chichester Harbour in the distance, radiator, ceiling coving, dimmer switch.

**FAMILY BATHROOM:** White suite comprising: double ended panelled bath with wall mounted taps and shower attachment, vanity unit with wash hand basin, mixer tap and cupboards under, concealed cistern w.c., with dual flush, storage cupboards with shelving over, chrome heated towel rail, ceramic tiled flooring, fully ceramic tiled to walls with large mirror to one wall, double glazed frosted window to front aspect, narrow built-in storage cupboard, shower cubicle with sliding panelled door, drench style hood and shelving, ceiling spotlights, extractor fan.

**TOP FLOOR:** Landing, doors to bedroom and storage room.

**BEDROOM 4:** 14'10" x 12'4" decreasing to 10'5" Measurements taken from approximately 3' off floor level with eaves to ceilings restricting headroom, Velux skylight window with blind to side aspect with outstanding views over grounds and fields beyond, double glazed dormer window to rear aspect with far





reaching views over farmland towards Chichester Harbour in the distance, radiator, dimmer switch.

**BEDROOM 5:** 11'3" x 12'5" decreasing to 10'5" Measurements taken from approximately 3' off floor level with eaves to ceilings restricting headroom, double glazed dormer window to rear aspect overlooking garden and farmland, dimmer switch.

**STORAGE ROOM:** 7'2" x 5'2" Twin low level doors.

**OUTSIDE:** To the front is a lawned garden with manicured hedge, pathway to right hand side with decked seating area, pedestrian gateway leading to St Peters Road, long gravel driveways with cherry blossom trees and stable style fencing. Directly to the rear of the main house is a lawned garden, leading to a decked patio area.

At the eastern end of the driveway is a large parking and turning area, access to the gardens, paddock and annexe. The whole plot extends 2.52 acres including long driveway leading to extensive parking area, formal gardens, a paddock and play areas.

**ANNEXE:** There are two doors, one from the decked patio area and one from the rear. From the rear is a door leading directly into hallway and living space, electric panel heater, zoned spotlighting, Wi-Fi enabled, doors to primary rooms.







**SITTING ROOM:** 22'7" x 20'7" decreasing to 5'5" at narrowest point. Access to loft space, high level power points and wiring for wall mounted T.V, double glazed door with windows to either side leading to decked patio area, twin electric heaters, matted area, dimmer switches, opening directly into:

**KITCHEN:** 11'7" x 10'3" Comprehensive range of matching wall and floor units with soft close mechanisms, quartz work surface, double glazed window overlooking decked area, garden and towards the main house, integrated appliances including Zanussi dishwasher, CDA washing machine / dryer, hob, range of pan drawers, corner carousel unit, tall larder unit, central Zanussi double oven and combination microwave with tall larder cupboard to one side and integrated AEG fridge and freezer to the other, ceiling spotlights, extractor fan, Karndean flooring, black composite sink unit with mixer tap, tiled surrounds.

**BEDROOM 1 (6):** 11'5" x 11'2" Double glazed window to rear aspect overlooking garden and grounds, electric panel heater, high level wiring for wall mounted T.V, ceiling spotlights, dimmer switch, door to:

**EN-SUITE BATHROOM:** White suite comprising: P shaped panelled bath with shower screen over, drench style ceiling mounted hood, wall controls and separate shower attachment, mirror with automated lighting, shaver point, vanity unit with wash hand basin, mixer tap and cupboards under, concealed cistern w.c., with shelf over, extractor fan, ceiling spotlights, chrome heated towel rail, built-in cupboard housing hot water cylinder.

**BEDROOM 2 (7):** 11'8" x 11'7" Double glazed window to rear aspect overlooking grounds and farmland beyond, electric heater, ceiling spotlights, dimmer switch, eye-level wall mounted power points for T.V., door to Jack & Jill shower room with door to hallway.

**JACK & JILL SHOWER ROOM:** Large shower cubicle with sliding door and separate shower attachment, drench style hood and wall mounted controls, ceiling spotlights, extractor fan, vanity unit with wash hand basin and mixer tap, range of storage cupboards under and close coupled w.c., mirror with automated lighting, shaver point, heated towel rail.

**OUTSIDE ANNEXE:** Decked patio area, fascia spotlights, separate garden area. Electric vehicle charging point.

**DOUBLE GARAGE:** 28'1" x 14'1" Twin remote control up and over doors, ceiling spotlights, wired-in alarm, range of floor storage units with work surface over to one end, power points, separate electric consumer box.



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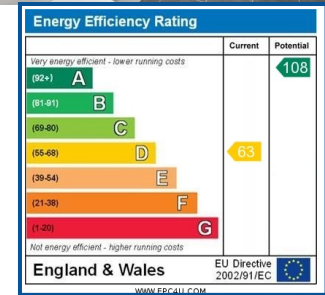
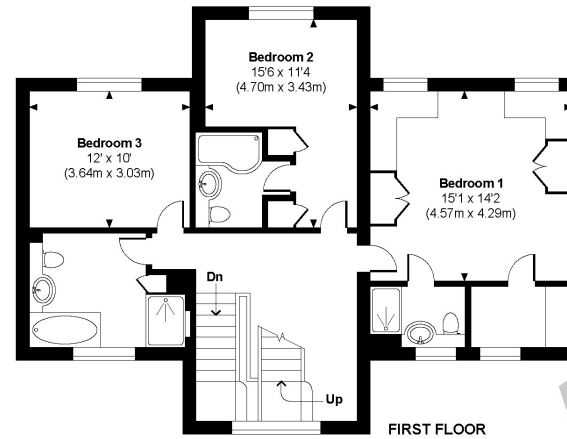
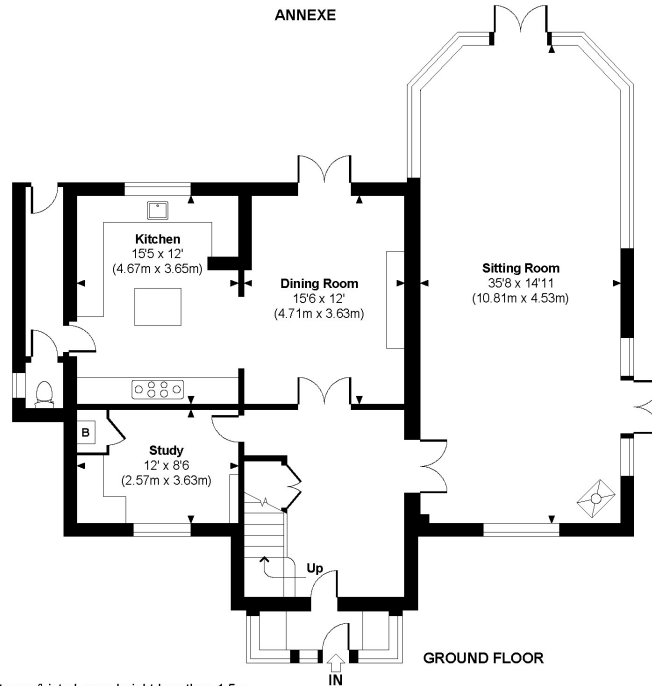
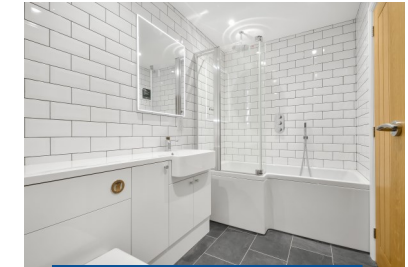
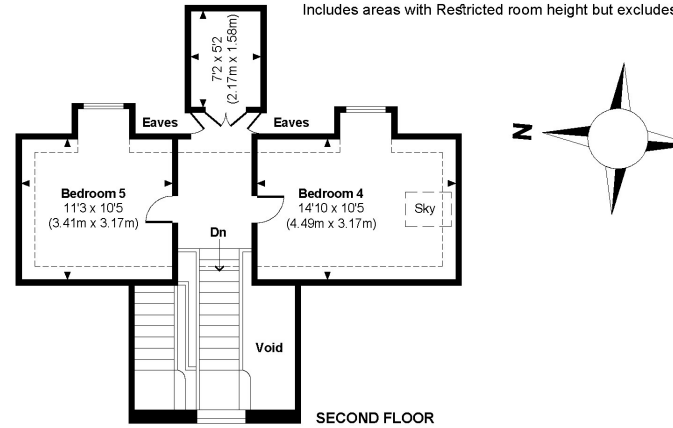
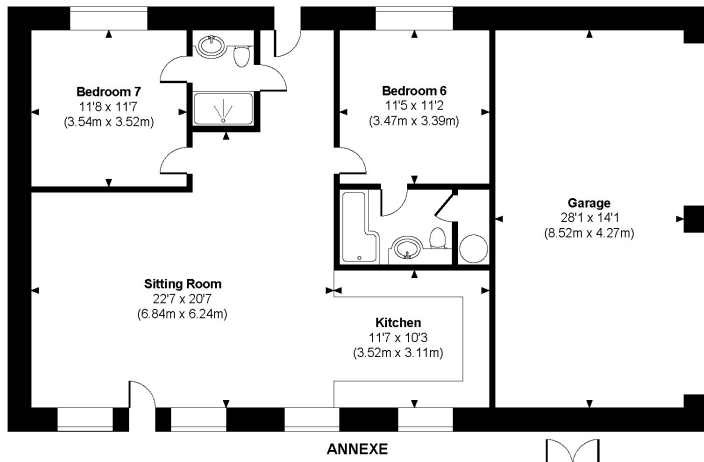
Approximate Gross Internal Area

Main House = 2592 Sq Ft / 240.86 Sq M

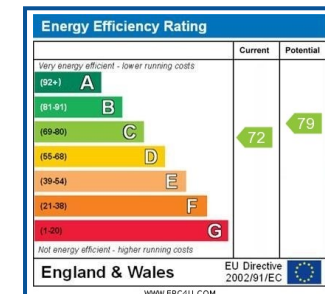
Annexe = 1358 Sq Ft / 126.14 Sq M

Total = 3950 Sq Ft / 367.00 Sq M

Outbuildings are not shown in correct orientation or location.  
Includes areas with Restricted room height but excludes void.



Annexe



Main House



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



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