



SADDLEBACK HOUSE

28a Bacon Lane | Hayling Island | Hampshire | PO11 0DN

FINE & COUNTRY

Saddleback House

Tenure Freehold | Council Tax Band G

A Unique Mediterranean-Styled Family Home

Close to the Beach

It is often said that *Location* is the key factor of buying a property, and this spacious family home certainly fulfils that criteria. Situated towards the south of Hayling Island, and close to the island's southern beach, this Mediterranean-style property is pleasantly secluded from the roadside, and stands centrally in its plot with a large frontage providing parking for several vehicles, and a good sized garden to the rear. Built in the late 1960s/early 1970s this is a home with ample space, both internally and externally, to re-model to your own specific family lifestyle.

This 'one-of-a-kind' property has an interesting place in British film industry. There are not many who have not heard of the 1975 rock-musical *Tommy*, a film every bit as unique as this property. This is the house which has come to be known as *Tommy's House*, and this is the roof that one of the best rock musicians of our time, Roger Daltry, lead singer of The Who, sat on as a young Tommy and sang the song 'Welcome'. Along with Roger Daltry an array of world-famous musicians and actors featured in the film, including Elton John (as the Pinball Wizard), Anne Margaret, Oliver Reed, Tina Turner, Jack Nicholson, Eric Clapton and Pete Townshend, many of whom crossed this very threshold.

Hayling Island has all the daily necessities such as a variety of supermarkets, general stores, doctors, dentists, a vets and a number of schools from pre-school through to senior level. There is much to entertain outdoor types, with surfing and sailing clubs, marinas, a links golf course and a tennis club. Walkers can enjoy the coastal footpath around the island, which accesses the mainland and offers seascapes and wildlife to enjoy along the way.

The South Downs National Park, with vast open rolling countryside, and Goodwood with its international racing and sporting events, are easily reached. For larger specialist shopping options, Portsmouth Gunwharf Quays and Chichester City Centre are accessed via the A27. Havant, a mere 6 miles away, with both Waitrose and M&S stores, has a mainline railway station with regular services to London Waterloo and Gatwick Airport.







Double wooden doors open to a good-sized *hallway* with glass doors directly into the spacious *Sitting Room*. This is a large area with full-height glazed sliding shuttered doors leading onto a private front patio, a woodburning stove set in a wooden fire-surround, and a central staircase which splits and leads to two separate upper floor areas. Beyond is the *Dining Room* which has windows to the side and double doors set into a shuttered bay giving access to the rear garden. The *kitchen/breakfast room* is located to the back of the house and is fitted with light-coloured wall and base units under dark granite worktops. There is space for a breakfast table, and views over the garden. To the east side of the house is a small *Conservatory*, which is accessed either externally or via the garage, and would be ideal as a home office, or children's den. Beyond the kitchen is a *W.C.* with a coat-hanging area, and there is a door into the garage.





Rising to the first floor, the wide open-tread staircase splits half-way up. To one side is the *Bedroom One*, wall-to-wall glass sliding doors lead onto a substantial stone south-facing terrace (c. 8m x 3m). This private space offers opportunities for relaxation away from the bustle of a busy household, and a south-facing aspect ideal for sun worshipers. Bedroom Four faces out over the rear garden and parkland beyond and also has fitted robes. A fully fitted *Family Bathroom* with both bath and shower sits between both bedrooms. To the other side of the first floor there are two further bedrooms, the largest of which has a panoramic view to the front, fitted robes and an *ensuite bathroom*. Bedroom Three faces out towards the rear garden. Adjacent, is a separate WC, also with views over the rear garden.



The house is accessed from Bacon Lane via high twin wooden gates onto a spacious frontage. There is ample room for parking a number of cars and other vehicles such as a trailer, boat, motorhome etc. A private south-facing corner terrace can be accessed from inside the house via the sitting room. A Sycamore tree, flowering Hawthorn and a mature Horse Chestnut together with a variety of mature shrubbery border the driveway, in front of a *double integral garage* (6.88m x 4.90m).

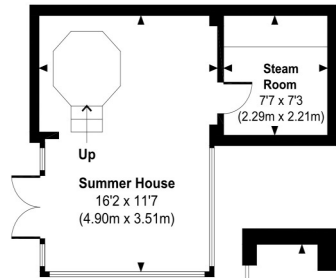
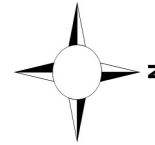
The garden to the back of the house is similarly developed with a variety of planting including an Olive Tree and a beautiful Acer Palmatum specimen, which is a stunning display in the Autumn. There is also a very large flowering New Zealand Flax. There is a Lily-pond, a decked patio and space for kitchen/vegetable gardening if desired. A private gate gives access directly onto the parkland at the rear.

The Garden Room, with a terracotta tiled floor, features a hot tub, a corner drinks bar and a fully-tiled steam room. With a conservatory-styled frontage overlooking the garden, this is an ideal space for entertaining.

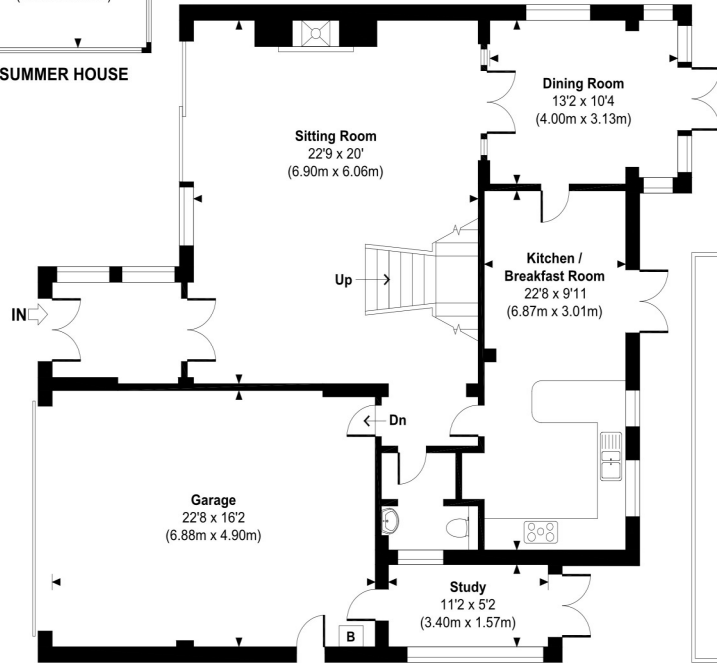


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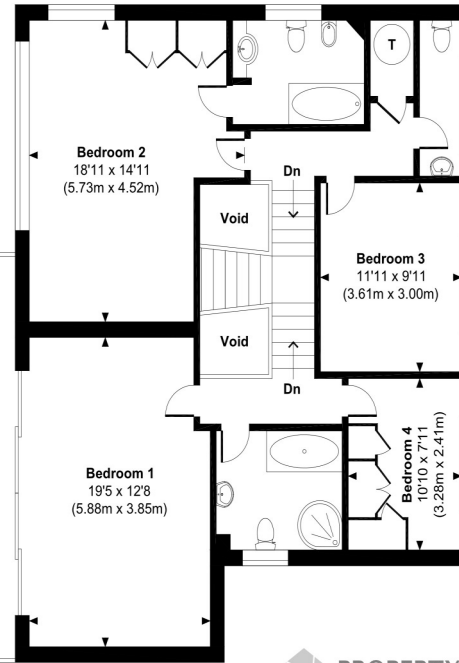
Approximate Gross Internal Area
 Main House = 2075 Sq Ft / 192.75 Sq M
 Garage = 363 Sq Ft / 33.71 Sq M
 Summer House = 249 Sq Ft / 23.21 Sq M
 Total = 2687 Sq Ft / 249.67 Sq M
 Outbuildings are not shown in correct orientation or location.
 Excludes void.



SUMMER HOUSE



GROUND FLOOR



FIRST FLOOR



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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.

Additional Information

Tenure: Freehold

Havant Borough Council

Council Tax Band 'G'

EPC Rating 'D'

Mains Gas, Electricity, Water & Drainage

Broadband: ASDL/FTTC/FTTP Fibre Checker
 (openreach.com)

Flood Risk: Very Low (GOV.UK (check-long-term-flood-risk.service.gov.uk))

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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