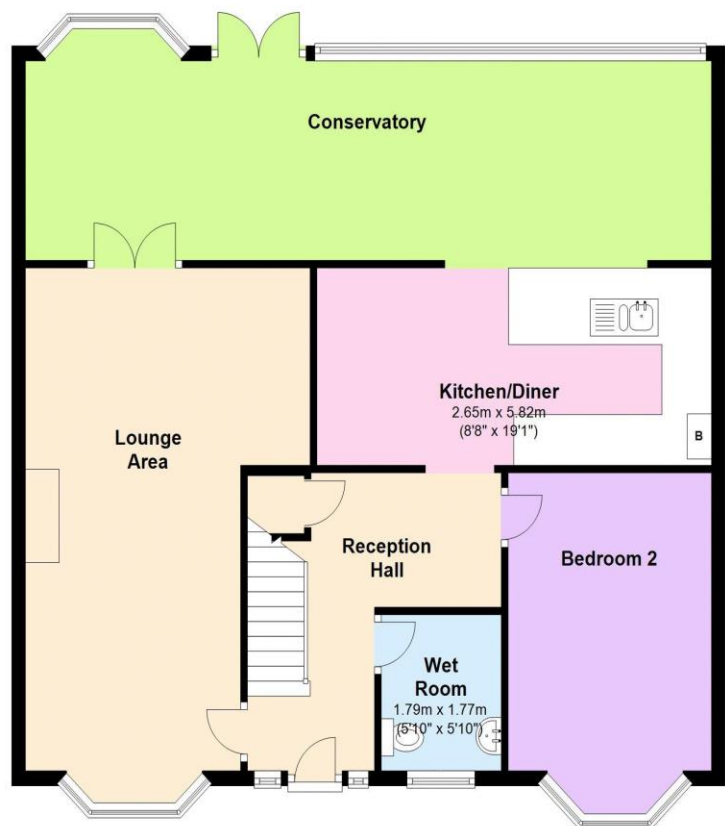


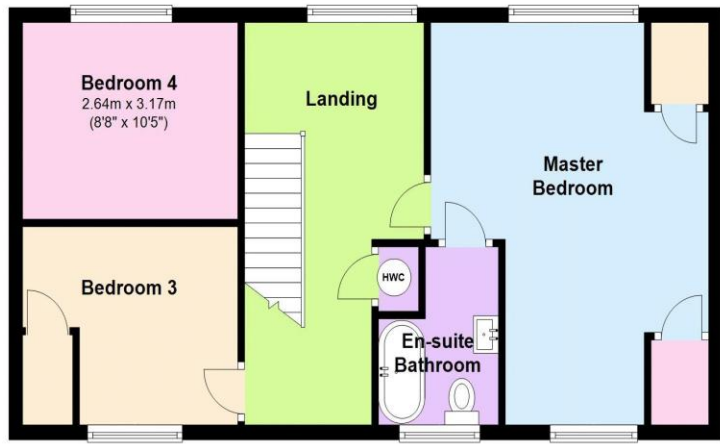
Ground Floor

Approx. 96.2 sq. metres (1035.3 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



Total area: approx. 149.3 sq. metres (1606.8 sq. feet)

6c Yew Tree Road, Hayling Island

Wainwright Estates

10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500

Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

Orchard Cottage, 6c Yew Tree Road

Hayling Island PO11 0QE

Price: £595,000

DESCRIPTION

Built in 1985 on what used to be an orchard, lies the aptly named 'Orchard Cottage' a beautiful 4 bedroom detached house which offers a perfect blend of modern touches yet retains character and charm at the same time. To the ground floor you will find a generous sized lounge with log burner, perfect for those cosy winter nights in and bi-fold doors leading into the impressive full width 33' conservatory which has a lovely tiled floor and underfloor heating keeping your toes toasty! with a seating area one end and the dining table the other which is open plan to the kitchen, this really is the 'hub of the home' and a great place to entertain friends and family. The kitchen breakfast room is again generous in size, has underfloor heating and all the appliances are integrated including the tumble dryer and a wine cooler. There is also a ground floor bedroom which could also be utilised as another reception room if needed and a charming wet room, again with underfloor heating. Upstairs you will find a grand master bedroom, luxury en-suite with freestanding roll top bath and a further two bedrooms. Outside you can enjoy the south/west facing rear garden and the added bonus of a summer house which could be used as a hobby room/office or a den for the kids! For the car enthusiast there is not only a single garage but also a detached double garage both with power and light and ample off road parking. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

LOUNGE: 23' 3" x 14' 1" Narrowing to 10'7" (7.08m x 4.29m)

CONSERVATORY: 33' 4" x 11' 6" Narrowing to 8'8" (10.15m x 3.50m)

KITCHEN/BREAKFAST ROOM: 19' 4" x 9' 3" (5.89m x 2.82m)

GROUND FLOOR BEDROOM: 12' 9" x 10' 2" (3.88m x 3.10m)

WET ROOM: 8' 2" x 6' 2" (2.49m x 1.88m)



FIRST FLOOR LANDING

MASTER BEDROOM: 18' 1" x 10' 2" (5.51m x 3.10m)

EN-SUITE BATHROOM: 11' 1" x 6' 1" (3.38m x 1.85m)

BEDROOM 3: 10' 8" x 9' 0" (3.25m x 2.74m)

BEDROOM 4: 10' 7" x 9' 1" Narrowing at storage cupboard. (3.22m x 2.77m)

OUTSIDE

SOUTH/WEST FACING REAR GARDEN

SUMMER HOUSE 12' 9" x 12' 8" (3.88m x 3.86m) - Power, Light & heating

DETACHED DOUBLE GARAGE

SINGLE GARAGE & AMPLE OFF ROAD PARKING

