





Private Slipway

Brenton Cottage

Explore by boat the inner reaches of Chichester Harbour from your own mooring



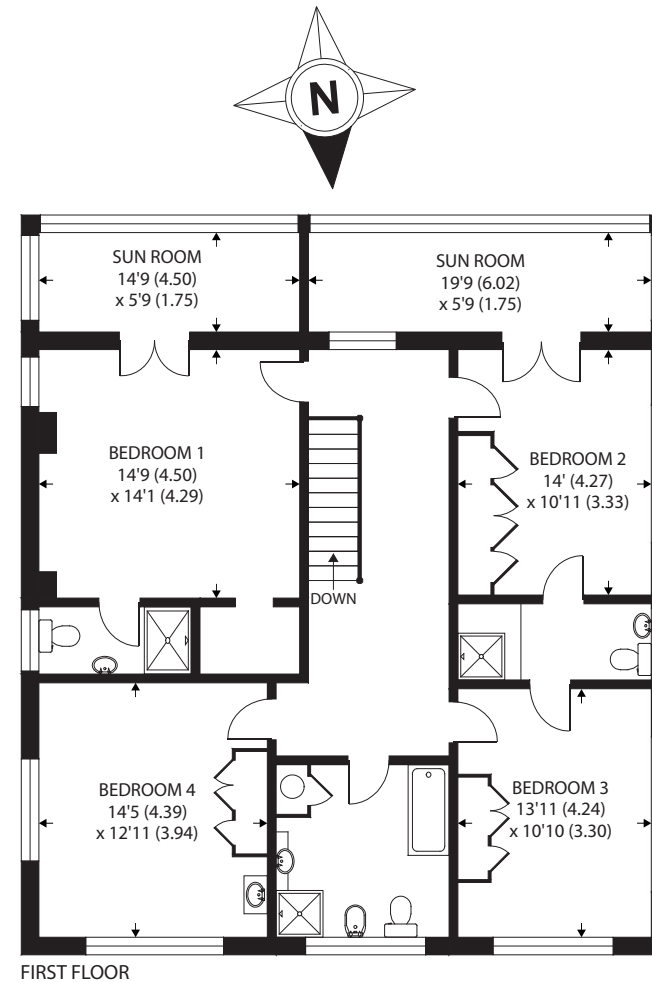
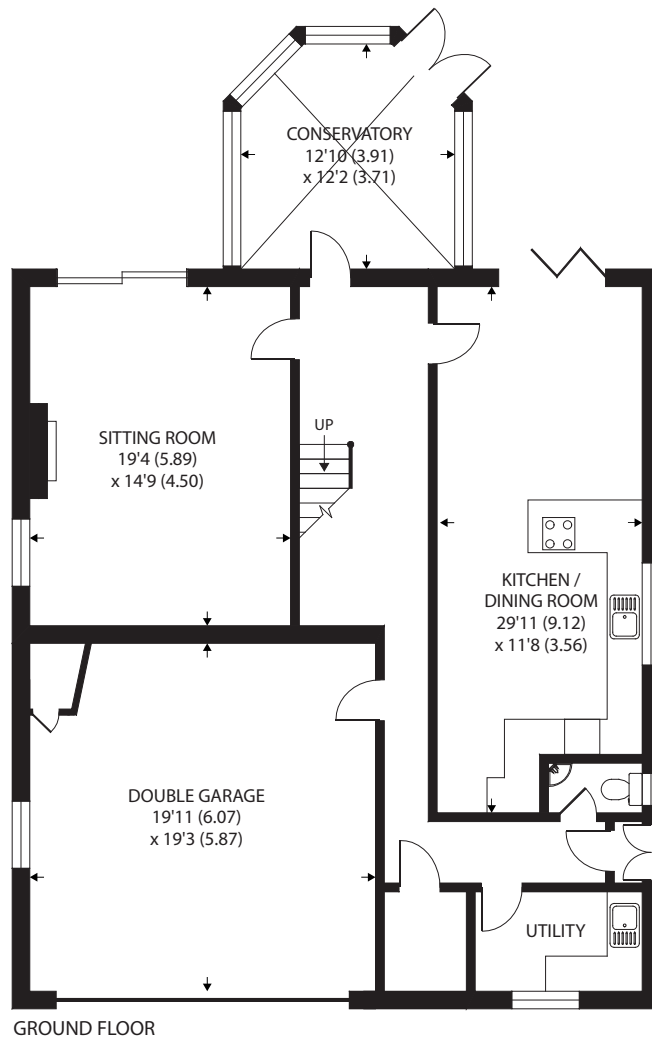
- ▶ Detached Family Home
- ▶ Direct Water Frontage
- ▶ Four Bedrooms
- ▶ Third of an Acre Grounds
- ▶ Private Slipway and Mooring
- ▶ Stunning Sea Views
- ▶ Own Mud Rights
- ▶ En Suite Shower Room
- ▶ Double Integral Garage
- ▶ Full Width First Floor Sunroom

Brenton Cottage is a gem of a cottage situated on what is arguably the best road on Hayling Island. This four bedroom family home benefits from splendid high ceilings and has direct water frontage with its own slipway, mud rights and mooring. A real feature is the full width first floor sun room with panoramic views over the grounds and the Chichester Harbour beyond. The social centre of the home is the large kitchen dining room with built in units, and a useful utility area, cloakroom and walk in pantry along the hallway. The sitting room is spacious and in addition there is a conservatory with views on to the rear gardens. Upstairs there are four bedrooms, one with an en suite shower room, a Jack and Jill shower room, and a family bathroom.









Brenton Cottage, Woodgaston Lane, Hayling Island

APPROX. GROSS INTERNAL FLOOR AREA 2953 SQ FT 274.3 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside

Outside is where things become really interesting. There is a double integral garage to the front and to the rear the grounds approach one third of an acre and lead down to the water.

Location

Woodgaston Lane is situated close to the northern edge of Hayling Island and is bounded by the inner reaches of Chichester Harbour to the North and East and farmland to the South and West. Within reasonable reach are St Peter's Church and a petrol station with convenience store, whilst the immediate vicinity has Northney Marina with The Langstone Hotel, restaurant and leisure complex. Havant, approximately 3.5 miles to the North, provides shopping and leisure facilities for all day to day needs, as well as providing access to mainline rail services to London, Portsmouth and Chichester and the motorway network via the A27 and A3(M).

Directions

From Emsworth take the A259 towards Havant, joining the A27 towards Portsmouth and taking the first exit on to Hayling Island. Having crossed the bridge turn left into Northney Road and continue through Northney on St Peter's Road. Proceed past Gutner Lane and take the next left turn into Woodgaston Lane. Continue right to the end T junction and turn left. Brenton Cottage will be found along on the right hand side.

21st April 2017



