



'The Farm House'
23 Sandy Point Road, Hayling Island,
Hampshire PO11 9RP



Some years back, during the Victorian era, *The Farm House* stood alone surrounded only by vast sways farming land. It would have had far-reaching and panoramic views towards the southern coastline. Although those expanses of agricultural acreage have since been developed, this detached family home remains a dominant feature on Sandy Point Road, on the south east peninsula of the island.

The current owners acquired *The Farm House* in 2001 and they then set about a restoration and improvement project. Further improvements have been implemented throughout that time and, as such, the house now has a layout and style which is conducive to modern-day family living.

In addition to approximately 2,579 sq. ft. of accommodation within the house, there is a further 934 sq. ft. in an annexe set back from the house and located at the end of the driveway, making it a spacious home suitable for a growing family, and even more than one generation. Planning Permission has recently been granted to increase the accommodation within the annexe, which would be beneficial for a variety of uses.

The house benefits for full double glazed upvc windows and has been finished, both internally and externally, with quality materials to a good standard of workmanship.

Being located, literally, around the corner from the island's southern seafront there is an abundance of leisure opportunities such as water sports, golf, cycling, walking and tennis, to mention just a few. If travel to the capital is required it really is quite easy, with the nearest mainline station at Havant, just over the bridge onto the mainland, which takes approximately 1 hour and 15 minutes.

Continuation of: The Farm House, 23 Sandy Point Road, Hayling Island Hampshire PO11 9RP

- Spacious Family Home
- Enclosed Rear Garden
- Detached Annexe
- Planning Consent to extend Annexe
- External Store Buildings
- Garage & Plenty Off-Road Parking
- Close to 'Blue Flag' Beaches
- EPC Rating 'E'

STEP INSIDE

The ground floor offers a very useful and spacious layout for family needs. To the left of the front entrance is there is a Family Room which provides space for youngsters or teenagers to entertain themselves and their friends. The Hallway leads through to the Kitchen, which is fitted with an array of modern appliances. It broadens at one end with further working space to one side and a Breakfast Room to the other, where there is also access into the Hallway. Beyond the Kitchen, double glass doors lead into the impressive Sitting/Dining Room. With triple aspect views and access into the garden, this is a very pleasant space for adult entertaining. Measuring approximately 26.5 ft x 23.5 ft max. there is ample room for sitting and dining areas. A useful WC completes the ground floor accommodation.

The upper floor, which has an almost identical footprint as the lower floor, offers five bedrooms and two bathrooms. A pleasing feature to most will be the Master Bedroom and En-suite Bathroom which sit on top of the spacious Sitting Room below and are of equally generous proportions. Whilst the bedroom enjoys a double aspect view, plenty of space and a range of fitted wardrobes, the Bathroom has been individually designed and fitted to a high specification, with separate cubicles for both the shower and WC this facility is certainly impressive. There is a Single Bedroom which, being located in a hallway leading only to the main bedroom, is ideally placed for use as a private study or dressing room. There are a further Three Double Bedrooms and a Family Bathroom.

From the upper hallway there is access to a large loft area, offering further space if required.

STEP OUTSIDE

On the approach, an individually designed brick wall borders the roadside with a central pedestrian gate leading to the front entrance, and a vehicular opening to the side. The long driveway leads down the side of the house to the end of the garden, where there is a Garage and ample parking for several vehicles, or even a boat, caravan, trailer etc. To one side of the garage there are three very useful brick-built sheds, ideal for a number of uses or simply for storage of garden equipment etc.

The Annexe sits to the front of the garage with a view back down the driveway towards the entrance. The accommodation currently offers an open-plan Sitting Room with Kitchen, a Bedroom and Shower Room. Planning Permission has been granted to increase the annexe accommodation if desired.

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Additional Information

Havant Borough Council

Council Tax Band 'E'

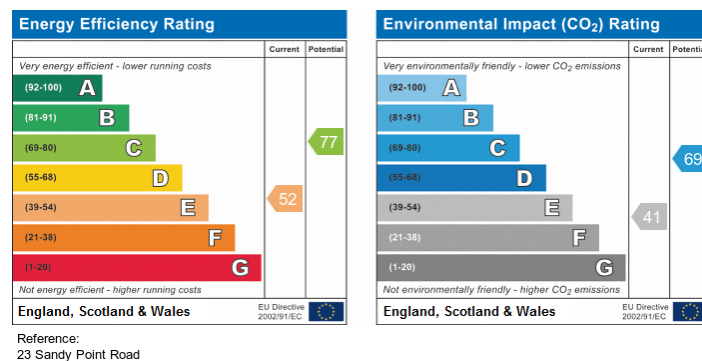
Mains water, gas, electricity

Gas fired heating

Broadband internet connectivity

To find the Property

From A27 Havant & Hayling Island junction: follow the A3023 Langstone Road, over the bridge onto Hayling Island. Stay on this road and take the left turning at the roundabout onto Church Road. After passing the shops at Mengham, turn left onto Selsmore Road. Stay on this road until you reach Southwood Road on the left. Proceed along Southwood Road and take the left turning onto Creek Road and then the second right turning to Sandy Point Road.



The Area

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. 6 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.

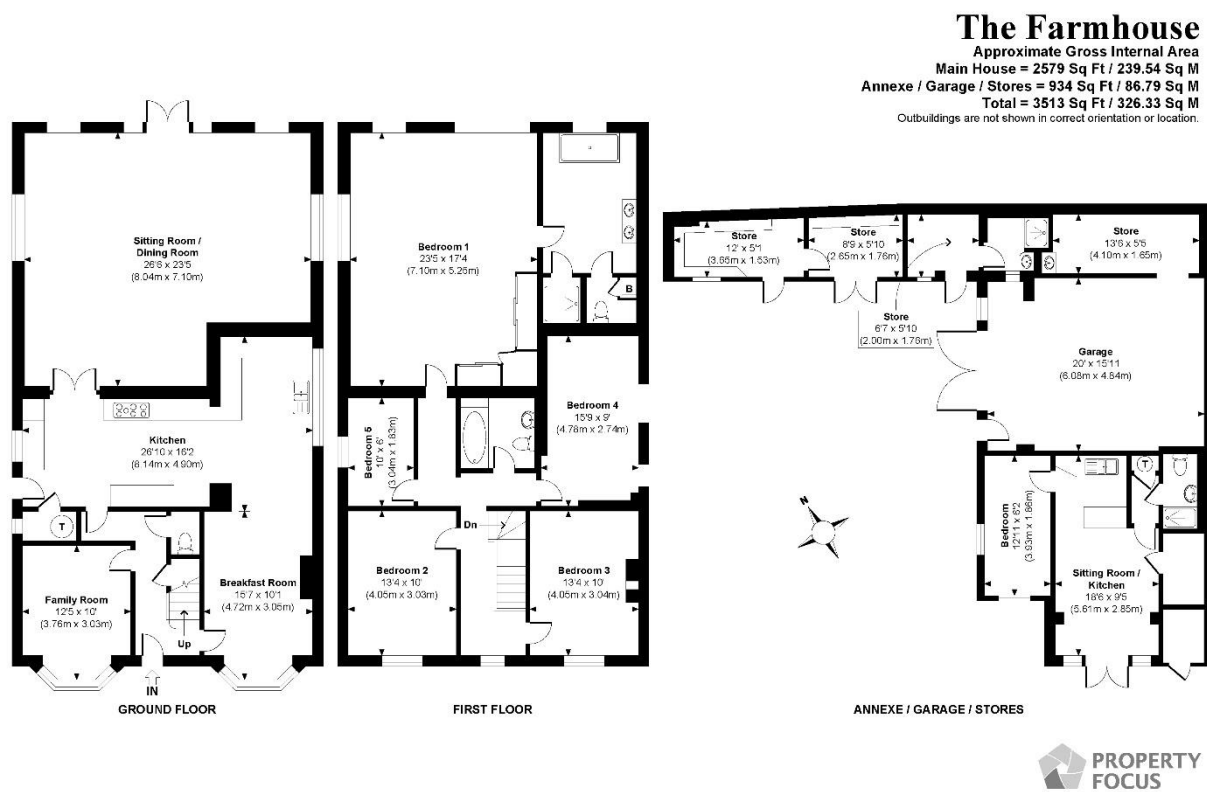
Emsworth (c. 8 mls) a pretty harbour village, historically renowned for its Oyster fisheries, has a variety of cafes, restaurants and boutique shops. There are footpaths providing lovely walks along the waterside.

Portsmouth (c. 12 mls) Gunwharf Quays Shopping Centre, the Spinnaker Tower and Portsmouth High and Portsmouth Grammar Schools are accessed a few miles westward along the A27.

Chichester (c. 17 mls) with its magnificent Cathedral and Festival Theatre (one of the UK's flagship theatres) can be reached in a short drive along the A27.

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

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VIEWING: Strictly by appointment with Fine & Country – Telephone 01243 487969

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