



39a St Marys Road  
Hayling Island | Hampshire | PO11 9DB

FINE & COUNTRY



Built about 22 years ago on a corner plot, this uniquely designed home offers accommodation with large living spaces conducive to modern-day family living. With four/five separate reception rooms and five bedrooms, one of which is located on the ground floor with its own en-suite facility, there are many options for flexibility of use. The internal layout lends itself well to the incorporation of annexe rooms, should this be desired. An internal refurbishment in recent years provides the benefit of, replacement doors and windows throughout, marble and wooden flooring, quality modern bathrooms with attractive neutral decor and re-fitted Study.

Being fully enclosed by ranch-style fencing at the end of a private cul-de-sac, safety for a young family is taken care of. The house is well placed within its plot with a gravelled frontage and a large lawned garden to the rear. The neighbouring farmland provides open views and privacy.

For those who have a desire, or need, to work from home, the garage has a spacious room on the upper floor which would make an ideal home office. Adjacent to the garage, and over-looking the garden, is a very useful multi-functional studio/sun room, which offers extra space for family recreation and hobbies.

If travel to the capital is required, there is a mainline station, at Havant, just over the bridge onto the mainland, which takes approximately 1 hour and 15 minutes. There is a good choice of shopping for everyday requirements, with Havant providing for additional needs. There are a number of junior schools in addition to Hayling Island College for seniors. Portsmouth High School and Portsmouth Grammar School are accessible on the mainland.

Being located within a hop-skip-and-jump of the island's southern seafront there is an abundance of leisure opportunities for most families such as an array of water sports, golf, cycling and walking, to mention just a few.

- Unique Family Home
- End of Cul-de-Sac Location
- Accommodation c.5,000 Sq Ft
- Detached Summer House
- Double Garage with Room Over
- Useful Former Stable Building
- Large Enclosed Gardens
- EPC Rating 'C'

#### APPROACH

Number 39a, which is not visible from St Marys Road, is reached via a private shared tarmacadam driveway.









# Step inside

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First impressions are that there is no room in this house which is 'tiny' with the immediate impact of the Reception Hall providing the feeling of space. There is a 28' 4" long Drawing Room and equally spacious Sitting Room in addition to an 18' long Dining Room with large bay window overlooking the front approach. The Kitchen, which has a view over the pretty recently re-designed garden to the south side, comes fitted with a fine array of the prestige modern appliances which most of us could not live without. Connecting the Sitting Room to the Kitchen is the current Utility Room, which is large enough to be utilised as a Family Room, with its direct access and broad view over the rear garden. Bedroom Five is on the ground floor and has an Ensuite Shower Room. In addition, there is a separate Family Shower Room and Cloakroom/WC. A well fitted Study, with views to the front approach, completes the ground floor accommodation.

On the first floor, the four bedrooms are not surprisingly large too, with all being more than adequate in size to provide all family members with their own private sitting and study areas if desired. The refitted family bathroom has tiled walls, wooden flooring, a walk-in shower and corner bath and an attractive vanity unit.









Room over garage



Garden studio



# Step outside

39a St Marys Road

This family home is located on a large corner plot behind wooden ranch-style fencing. The frontage is laid to gravel and provides parking for many vehicles. A detached double garage with electric up-and-over doors, has an internal staircase leading to a very useful room over with excellent internal height.

A wooden gate, which links the house and the garage, leads to the rear garden which is mainly laid to lawn, ideal for younger family members. There is a former stable building, ideal for storage or hobbies, and a newly constructed Studio/ Garden Room complimenting it with its stable doors and veranda-style overhang. There is a paved patio adjoining the house for alfresco entertaining.

Views from the garden over the neighbouring farmland can be enjoyed via open trellis fencing. To the southern side of the house there is a pretty garden, which has been recently re-designed and planted. The rear gardens can be accessed internally from the Sitting Room, Kitchen/ Breakfast Room and the Utility Room.

## ADDITIONAL INFORMATION

Havant Borough Council  
Council Tax Band 'C'  
Mains water, gas, electricity  
Gas fired heating  
Broadband internet connectivity

## TO FIND THE PROPERTY

From Langstone proceed over the bridge onto Hayling Island and continue along the Havant Road A3023 signposted to the seafront. At the roundabout, fork right into Manor Road. St. Mary's Road will be found on the left hand side after passing the Barley Mow Public House and Station Road on the right. The driveway leading to the property is a short distance along on the left hand side, through brick pillars.

# 39a St Marys Road

Approximate Gross Internal Area

Main House = 3906 Sq Ft / 362.85 Sq M

Garage / Store = 887 Sq Ft / 82.44 Sq M

Summer House = 228 Sq Ft / 21.22 Sq M

Store = 136 Sq Ft / 12.67 Sq M

Total = 5158 Sq Ft / 479.18 Sq M

(Includes areas with restricted height less than 1.5m)

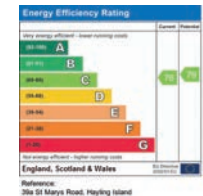


Indicates restricted room height less than 1.5m.



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