



## HOLLOW LANE

HAYLING ISLAND | PO11 9AA

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# HOLLOW LANE

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## In Brief

Freehold

£1,200,000

- **Impressive Five Bedroom Detached Residence**
- **Three En-Suites, Family Bathroom & Cloakroom**
- **Stunning Landscaped Rear Gardens with a Beautiful Alitex Greenhouse**
- **Outdoor Covered Swim Spa complete with Separate Hot Tub**
- **Stylish 'Mark Wilkinson' Kitchen/Dining/Entertaining Room including Miele, Gaggenau & Quooker Appliances with Bi-Fold Doors to Garden**
- **Living Room with Log Burner Stove, Study & Boot Room/Utility**
- **Insulated Double Garage - currently being used as a Home Gym**
- **Solar Panel System with Tesla Batteries, Air Conditioning & Underfloor Heating**
- **Private Driveway with Generous Parking & Electric Charging Point**
- **Perfectly Located Close to the Seafront & Amenities**





## The Property

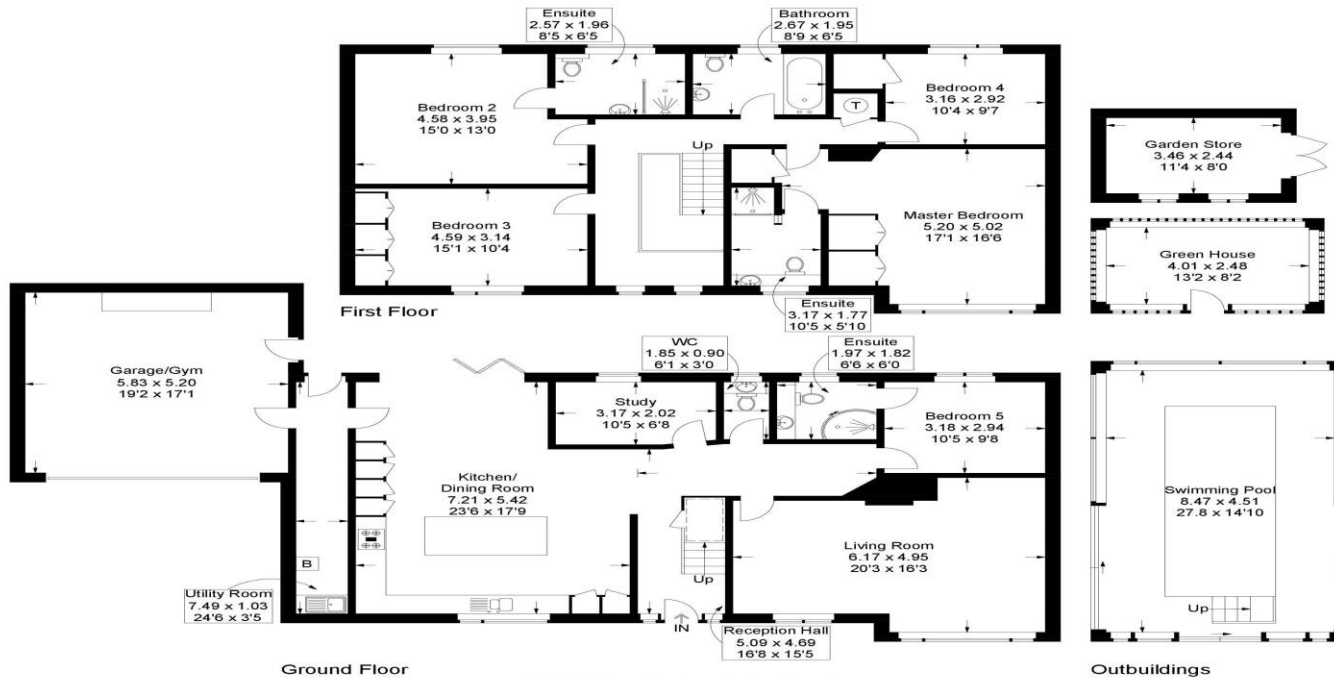
We are excited to bring to market, this outstanding executive five-bedroom home, located within easy reach of all local amenities and Hayling Island Beach with its sandy stretch, scenic views and coastal walks. Dating back to the 17<sup>th</sup> century, 'Rhue Cottage' offers a fantastic blend of both historic character and modern, stylish living - boasting a host of high specification energy efficient features, including solar panels, air source heat pumps serving the swim-spa and hot tub, electric car charger point, Tesla solar wall batteries, low powered LED lighting throughout and high energy Origin windows, making this superb detached residence perfect for the modern 21<sup>st</sup> century family. The well-designed accommodation is tastefully decorated throughout and benefits from air conditioning, underfloor heating, commercial-grade WiFi and network cabling. There is a welcoming, gravel driveway approach with ample parking and access to the fully insulated double garage, which is currently set up as a home gym. Internally, the ground floor consists of a pleasant sitting room with feature log burner, open plan 'Mark Wilkinson' kitchen/dining/family room which provides a fabulous entertaining space with a host of Miele appliances, plus a Gaggenau built-in fridge/freezer, together with a Quooker boiling water tap with a chilled and sparkling water tap too! A good sized study, useful utility/boot room, cloakroom, guest bedroom and en-suite complete the downstairs accommodation. Upstairs features a spacious, galleried landing affording the four double bedrooms (two with stylish en-suites) and a family bathroom. The secluded, rear garden has been landscaped and among many features has a beautiful Victorian Alitex greenhouse. The hydro-pool Swim-Spa is a rather special addition and is covered by a glazed structure which can be opened up completely in warmer weather. To the rear, there is a private and secluded area, giving a Mediterranean feel with its enclosure of well-established plants - perfect for relaxing on loungers or in the Hot Tub. There are symmetrical lawned areas and brick built planters, together with an area laid to gravel which leads to a double wooden gated access. Paved patio adjoins house, ideal for additional garden furniture, fire pit, etc - making this the perfect space to soak up the summer evenings or to just sit and enjoy the peaceful, tranquil setting. A truly wonderful property that must be viewed both internally and externally to fully appreciate everything on offer. All viewings to be arranged directly with our team at Drayton.





**Hollow Lane, Hayling Island**

Approximate Gross Internal Area = 248.9 sq m / 2679 sq ft  
Outbuildings = 58.5 sq m / 630 sq ft  
Total = 307.4 sq m / 3309 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Southsea Sales & Lettings  
7/9 Stanley Street,  
Southsea PO5 2DS  
Sales Tel – 023 9281 5221  
Lettings Tel – 023 9282 2400

Property Management  
12 Marmion Road,  
Southsea PO5 2BA  
Tel - 023 9282 2300

Old Portsmouth Sales & Lettings  
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Old Portsmouth PO1 2JD  
Sales Tel - 023 9235 5366  
Lettings Tel – 023 9282 2400

Drayton Sales & Lettings  
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Drayton PO6 2AA  
Sales Tel – 023 9221 0101  
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Waterlooville Sales & Lettings  
75B London Road,  
Waterlooville PO7 2EL  
Sales Tel – 023 92 297 788  
Lettings Tel – 023 9282 2400

Mayfair Office Sales & Lettings  
Cashel House, 15 Thayer Street,  
London W1U 3JT  
Tel - 0870 112 7099  
Fax – 020 7467 5339

sales@fryandkent.com

lettings@fryandkent.com

propertymanagement@fryandkent.com

mayfairoffice@fryandkent.com

[www.fryandkent.com](http://www.fryandkent.com)



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		