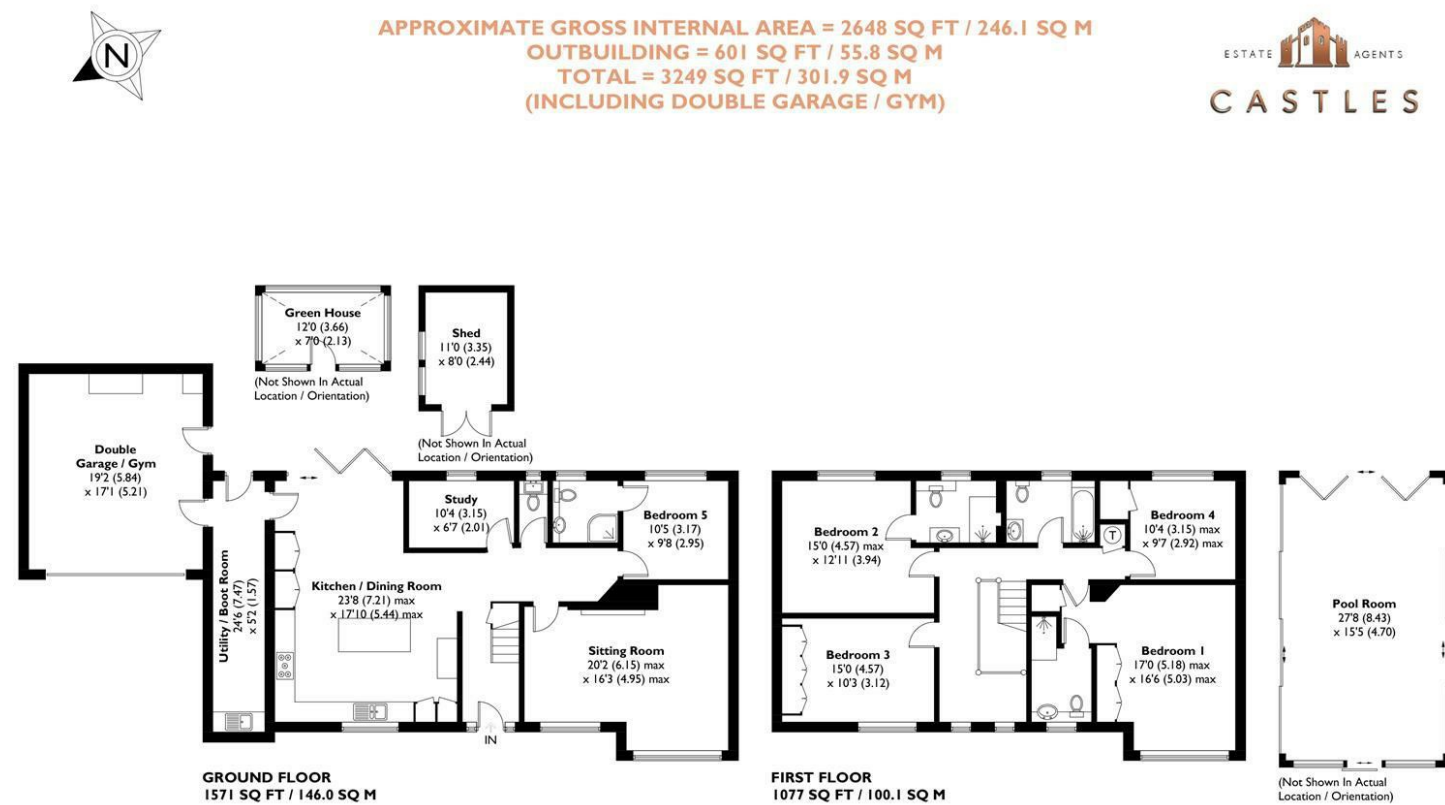
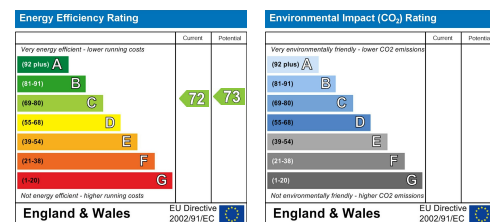


Floor Plan



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. Created by Emzo Marketing (ID996076)  
 Produced for Castles Estate Agents

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**17 Hollow Lane**  
**Hayling Island, PO11 9AA**

We are proud to present to the sales market, Rhue Cottage. This exceptional five bedroom detached property is situated on Hollow Lane, Hayling Island and offers an abundance of off road parking and some of the best energy efficiency we have seen.

The ground floor consists of a sitting room featuring log burner and under floor heating, huge open plan kitchen dining area, with under floor heating and bi-folds that open up onto the gardens. The kitchen is by Mark Wilkinson and features granite worktops, Gaggenau floor-to-ceiling built-in Fridge Freezer and a host of Miele appliances including a free-standing electric Range cooker with gas hob, built in steam oven and dishwasher. There is a Quooker Boiling water tap, with chilled and sparkling water available. There is a study, utility room and a guest bedroom with en-suite completing the accommodation. Upstairs there are four bedrooms in total, two of which benefit from en-suites. Due to a Grundfos system all showers are high pressure. Air Conditioning is also on offer in the property. The double garage is currently being used as a gym.

Solar panels provide the bulk of electricity needed especially during late spring to Autumn and the production also receives an income of approx £600 per year as part of the "Feed-in Tariff" and is not affected by how much of the solar produced power is actually consumed by the house. Two Tesla Solar Batteries allow electricity to be stored overnight from solar panels and a cheap rate of electricity imported during winter months dramatically reducing electricity consumption. During late spring to early autumn, virtually 100% of power is supplied by Solar and batteries. Air source heat pumps are also used for heating the pool / hot tub. All windows were replaced by high-quality energy efficient powder-coated aluminium from Origin. The driveway features Electric Vehicle charger 7Kw, again powered by Solar and Batteries. There is also Commercial-grade WiFi and network cabling.

**Asking price £1,250,000**

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET  
 PORTCHESTER  
 PO16 9QD

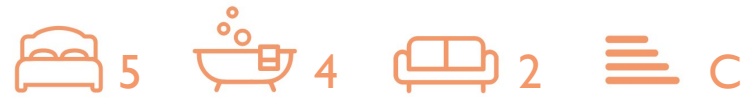
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# 17 Hollow Lane

Hayling Island, PO11 9AA



- FIVE BEDROOMS
- VERY ENERGY EFFICIENT HOME
- DOUBLE GARAGE & PARKING
- TESLAR SOLAR BATTERIES
- AIR CONDITIONING
- DETACHED PROPERTY
- SWIMMING POOL & HOT TUB
- CLOSE TO WATERFRONT
- GAGGENAU & MIELE APPLIANCES
- UNDER FLOOR HEATING

### SITTING ROOM

20'0" x 16'0" (6.1 x 4.9)

### KITCHEN / DINER

23'7" x 17'8" (7.2 x 5.4)

### STUDY

10'2" x 6'6" (3.1 x 2.0)

### UTILITY/BOOT ROOM

24'3" x 4'11" (7.4 x 1.5)

### BEDROOM FIVE + EN-SUITE

10'2" x 9'6" (3.1 x 2.9)

### DOWNSTAIRS W/C

### BEDROOM ONE + EN-SUITE

16'8" x 16'4" (5.1 x 5.0)

### BEDROOM TWO + EN-SUITE

14'9" x 12'9" (4.5 x 3.9)

### BEDROOM THREE

14'9" x 10'2" (4.5 x 3.1)

### BEDROOM FOUR

10'2" x 9'6" (3.1 x 2.9)

### BATHROOM

### DOUBLE GARAGE/GYM

19'0" x 17'0" (5.8 x 5.2)

### POOL ROOM

27'6" x 15'5" (8.4 x 4.7)

### SHED

10'9" x 7'10" (3.3 x 2.4)

### GREENHOUSE

11'9" x 6'10" (3.6 x 2.1)

### Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that

would be happy to help and provide you with a quote.

### Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

