



1 Woodgaston Lane

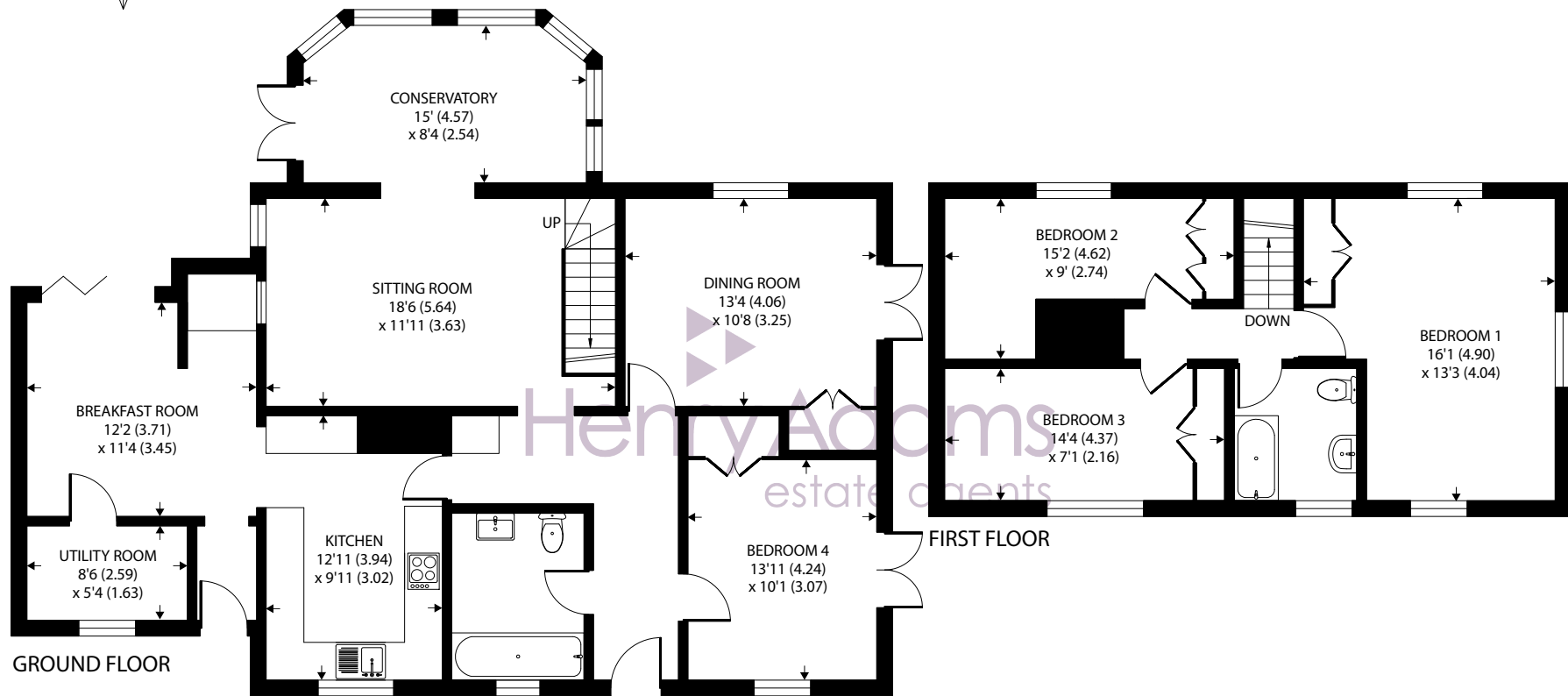


- ▶ **Beautifully Presented Four Bedroom Detached House**
- ▶ **Three Reception Rooms**
- ▶ **Utility Room**
- ▶ **Four Double Bedrooms**
- ▶ **Private Garden With Seating Areas & Out Buildings**
- ▶ **Light & Spacious Throughout**
- ▶ **Stylish Fitted Kitchen / Breakfast Room**
- ▶ **Conservatory With View Out to Garden**
- ▶ **Two Modern Bathrooms**
- ▶ **Driveway Providing Ample Parking**

Nestled in a sought-after location, this beautifully presented four-bedroom detached house offers a perfect blend of sophistication and comfort. Light and spacious throughout, the property boasts three reception rooms, ideal for both entertaining guests and relaxing evenings with family. The stylish fitted kitchen/breakfast room is a culinary haven, while the convenient utility room adds practicality to daily chores. A highlight of the property is the conservatory with a view out to the private garden, creating a seamless indoor-outdoor living experience. The property has four double bedrooms providing ample space for the family to unwind, accompanied by two modern bathrooms for added convenience.

The outside space of this property is a sanctuary of tranquillity, offering a private landscaped garden with well-maintained seating areas, providing the perfect setting for al fresco dining or morning coffees. The outbuildings present versatile options for storage or hobbies, catering to a variety of needs. The driveway, thoughtfully designed to provide off-road parking, adds practicality to the property, ensuring that there's no shortage of space for vehicles and visitors. Whether it's enjoying the serenity of the garden or hosting gatherings with ease, this property offers a harmonious blend of indoor elegance and outdoor allure, creating a home that is sure to captivate even the most discerning of buyers.





Woodgaston Lane, Hayling Island

Approximate Area = 1693 sq ft / 157.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1202675

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.

Situation

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).

17th October 2024

