



64 Drayton Lane
Drayon, Hampshire PO6 1HG
Asking Price £785,000

co**groves**

Sales, Rentals and Block Management

We are pleased to offer for sale this delightful detached family home built in late Victorian/early Edwardian period, which sits on an elevated corner plot offering distant water views towards Langstone Harbour & Hayling Island. Offering spacious rooms, period bay windows, high ceilings and period character features. The accommodation comprises 3 double bedrooms, first floor bathroom, ground floor cloakroom, sitting room, family room and impressive kitchen/dining room with bi-folding doors leading to raised terrace/balcony which in turn leads to the large southerly facing garden. The property also benefits from driveway with off road parking and double garage. Located in this convenient area close to shopping amenities, bus routes, recreation grounds, Portsdown Hill and within catchment of both Solent & Springfield Schools (subject to confirmation).



Accessible from Down End are steps leading up to brick paved forecourt with pillared opening, brick retaining wall to one side and fence panelling to the other, car hardstanding area at right angles to the front of the property, EV point, twin storm doors with glazed panel over leading to:

Quarry tiled flooring, leadlight stained glass windows to either side, glazed panelled door with full height window and windows to either side leading to:

Quarry tiled flooring, leadlight stained glass windows to either side, glazed panelled door with full height window and windows to either side leading to:

Sitting Room 15'11 into bay x 12' (4.85m into bay x 3.66m)
Double glazed sash bay window overlooking garden with radiator under, stripped and stained floorboards, central chimney breast with wooden mantle, exposed brick inlay and log burner, roll top radiator, panelled door, picture rail, ceiling coving, dimmer switch.

Family Room 14'6" into bay x 14' (4.42m into bay x 4.27m)
Double glazed square bay window to side aspect with blinds overlooking garden, roll top radiator under, stripped and stained floorboards, central chimney breast with wooden surround fireplace, brick inlay and granite hearth, built-in cupboards to either side of chimney breast with shelving over, twin glazed doors leading to dining room, ceiling coving and rose, dimmer switch, picture rail.

22'5 overall depth (6.83m overall depth)

Dining Room 18'1 x 9'3 (5.51m x 2.82m)
Twin glazed doors leading to living room, full width bi-folding doors leading to raised decked area with far reaching views towards Langstone Harbour and Hayling Island in the distance, ceiling coving and rose, picture rail, Polyflor high quality vinyl flooring with electric underfloor heating, square opening leading to:

Kitchen 12' x 10'6" (3.66m x 3.20m)
Measurements do not include recessed for door opening into
outer lobby. Comprehensive range of matching wall and floor

units with wood block work surface, ceramic tiled splashback, butler sink with mixer tap, double glazed sash window, integrated Bosch dishwasher with matching door, range of hand built storage cupboards, plumbing and space for washing machine, electric Rayburn with ovens under and two hotplates / hobs, extractor hood, fan and light over, tiled splashback, high level storage cupboards and open shelving, ceiling spotlights and coving, picture rail, recess space for American style fridge/freezer with shelving and cupboard to one side, door to walk-in larder, matching flooring, central island with storage cupboards under including bin drawer.

Range of shelving, window to side aspect, wall mounted Worcester boiler supplying domestic hot water and central heating, gas meter tiled flooring.

Matching flooring, side pedestrian door to outside.

Low level WC, wash hand basin with mixer tap and tiled splashback, double glazed frosted window to side aspect matching flooring.

Landing with balustrade, ceiling coving, access to loft space, picture rail, doors to primary rooms, radiator.

Bedroom 1 14'1 x 12'2 (4.29m x 3.71m)
Double glazed sash window to side aspect with views at an angle towards Langstone Harbour, ceiling coving, picture rail, twin sash windows to side aspect overlooking garden and Drayton Lane, radiator.

Bedroom 2 13'1 x 12'1 (3.99m x 3.68m)
Twin double glazed sash windows to side aspect overlooking garden and Drayton Lane, radiator, ceiling rose and coving, picture rail, built-in double doored wardrobe to one side of chimney breast.

Bedroom 3 12'1 x 10'7 (3.68m x 3.23m)
Double glazed window to rear aspect with outstanding views over roof tops towards Langstone Harbour and Hayling Island beyond, roll top radiator, ceiling coving, picture rail.

White suite comprising: panelled bath with mixer tap and

shower attachment, drench style hood and screen, close coupled WC, pedestal wash hand basin, circular mirror with lighting either side, heated towel rail, frosted double glazed sash window to front aspect, ceramic tiled to walls, vinyl flooring.

To the left hand side of the property is car hardstanding for one car with brick archway and pedestrian gate leading to side access, cold water tap, door to lobby, door to garage, brick paviour pathway leading to raised decked area wrapping to the rear of the property and bi-folding doors from dining area, balustrade and wooden steps leading down to split-level primary lawned garden, storage space under decking, covered log store, the garden is enclosed by fence panelling and brick retaining wall, mature shrubs, evergreens and bushes, the garden wraps round to the Drayton Lane side of the house which has lawn with gated entrance to the front, garden shed.

Garage 22'2 x 15'8 (6.76m x 4.78m)
Up and over door, side pedestrian door.

Tenure: Freehold

Council Tax - Band F

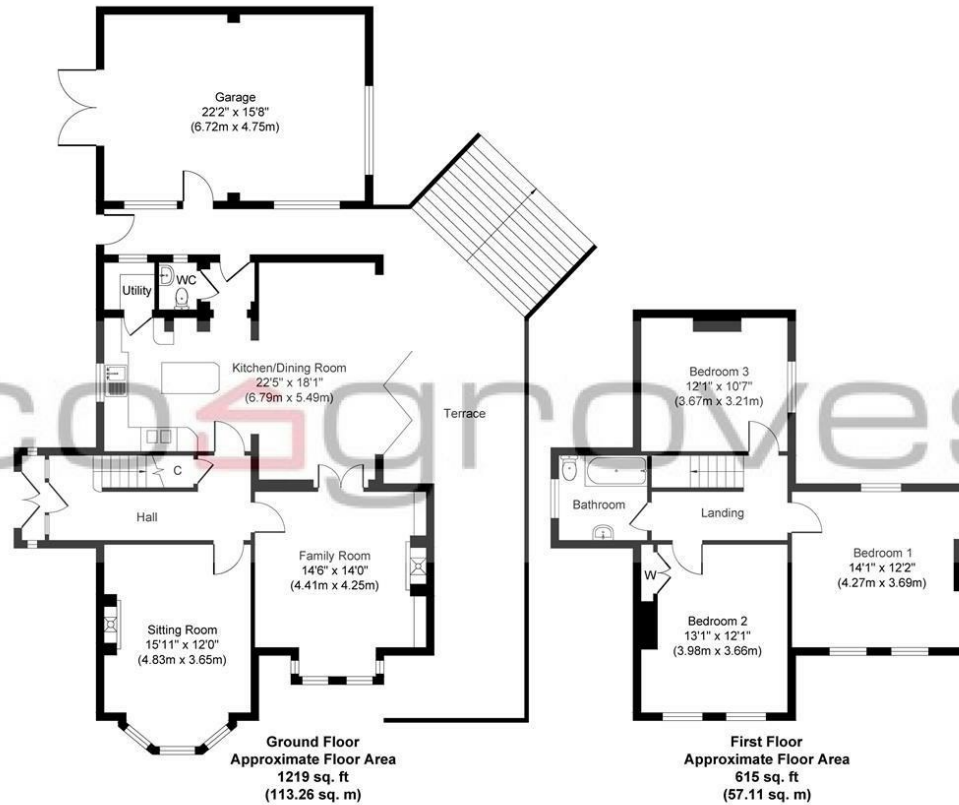
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All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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