



Laburnums, St. Peters Road, Northney, Hampshire, PO11 0RT

TREAGUST & Co.

Laburnums

St. Peters Road, Northney, Hampshire, PO11 0RT

£1,500,000

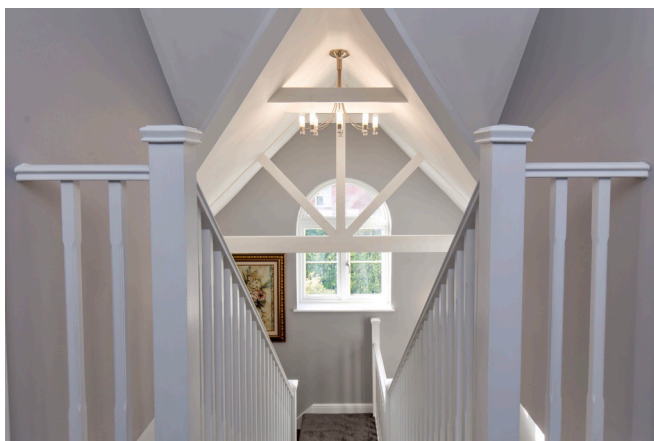
Freehold

“An exquisite five bedroom, three bathroom family home with elevated harbour views, set in a generous 2.3 acre plot”

- Magnificent family home - 2550 sq. ft. plus outbuildings
- 2.3 acre plot
- Planning permission to convert garage complex to luxury 133m2 annex
- Stunning kitchen open plan to dining room
- Generous sitting room with log burning stove
- Oversized double garage with workshop, ample parking & annex
- Five double bedrooms & three bathrooms
- Elevated outlook towards Chichester Harbour
- Large hall, study & cloakroom
- Beautifully presented throughout

EPC Rating TBC – Full EPC certificate available on request
Council Tax Band G





Laburnums is a wonderful five bedroom, three bathroom family home occupying a peaceful semi-rural position enhanced by elevated views towards Chichester Harbour and Thorney Island.

Enjoying a fantastic position in the heart of the picturesque and popular village of Northney, is this impressive residence that has been beautifully renovated by the current owners, sitting comfortably in a generous 2.3 acre plot.

Set to the rear is a flint faced detached building currently consisting of an oversized double garage, two stables/stores and a studio annex with a kitchen area and shower room. This substantial outbuilding has planning permission to convert to a luxuriously proportioned ancillary annex with an internal floor area of 133m² (1431 sq. ft). Full details on request, or via Havant Borough Council quoting planning reference APP/20/00425.

A pathway approach leads to the entrance porch with double doors having leaded light panels, double glazed windows and two useful storage cupboards. A front door opens into the welcoming entrance hall, with a staircase leading to the first floor having a storage cupboard beneath and a tiled floor which extends through double doors into the extremely spacious triple aspect sitting room, with recessed ceiling lights, feature log burning stove, double glazed French doors onto the outside and also onto the rear garden area. The separate dining room has a tiled floor, recessed ceiling lights, a range of fitted units and double glazed French doors opening onto the rear garden. An opening leads into the spacious kitchen fitted with a most attractive range of light grey fronted units comprising of a comprehensive range of base units with solid Quartz work surfaces, a matching range of wall cupboards with lighting beneath and a central island unit. There is a butler sink, a built-in washing machine, dishwasher and microwave, a tiled floor and rear window affording a pleasant outlook over the rear garden. A door opens into an outer lobby area with door to the garden, coats hanging space and cloakroom. A well proportioned study with a tiled floor a built in desk with matching shelving and cupboard units completes the ground floor layout.

On the first floor the spacious galleried landing has exposed beams, a staircase to the second floor and a rounded feature double glazed window. There are three double bedrooms on the first floor with views to the rear across countryside towards Chichester Harbour. The master bedroom enjoys a dual aspect and has a bespoke range of fitted bedroom furniture, dressing room and an ensuite shower room. The guest bedroom also has bespoke built-in wardrobes and an ensuite bathroom. The luxuriously appointed family bathroom has a double shower cubicle, a bath, WC and wash basin in a vanity unit. On the second floor the landing has useful built-in storage cupboards and two double bedrooms, both with views towards Chichester Harbour.

Outside

The total plot measures 2.3 acres, with a hedge enclosed front garden laid to lawn with a pathway approach. The rear garden area is laid to lawn with planted borders. A block paved pathway and patio area and a flint faced wall which leads onto the separate flint faced detached garage complex, currently arranged as an oversized double garage with two stables/stores, and an annex with kitchen area and shower room. There is planning permission to convert this building into a separate annex to the main dwelling with an internal floor area of 133m² to provide two ensuite bedrooms, a third bathroom and an open plan living/kitchen area. A long private shingled driveway lined by Cherry Trees leads to the rear of the property where there is ample parking and a gate opens onto the paddock area which measures approx 1.76 acres.

The Area

This desirable home is situated in the semi rural village location of Northney, on the northern fringes of Hayling Island within easy reach of the Langstone Hotel and the Marina. The harbour foreshore is also easily accessed. Road links are good with the A27 and A3(M) nearby. Havant town centre can be found just over a mile to the north, offering good high street shopping, a variety of cafes, pubs and restaurants, mainline train station and a range of leisure facilities.





OUTBUILDING

GROSS INTERNAL AREA
TOTAL: 2,550 sq ft/ 237 m²
FLOOR 1: 1,276 sq ft/ 119 m², FLOOR 2: 885 sq ft/ 82 m²,
FLOOR 3: 389 sq ft/ 36 m²
GARAGE: 725 sq ft/ 67 m², OUTBUILDING: 683 sq ft/ 63 m²,
PORCH: 43 sq ft/ 4 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Sat Nav Postcode - PO11 0RT

Disclaimer Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/building regulation consents. All dimensions are approximate and are quoted for guidance only. References to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

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