



Asking Price £1,200,000
MENGHAM



 6
Bedrooms

 4
Bathrooms

 4
Receptions



This beautifully presented and well maintained character property is available for the first time in 25 years. Located in a popular Lane within easy walking distance of Mengham shops and amenities, West Town shops and park and to the Beach at Central, South Hayling.

With over 4000 Sq Ft of luxury accommodation with 6 double bedrooms and 4 bathrooms set out over the ground floor and two wings with impressive living space comprising 4 reception rooms along with a spacious kitchen/dining room with wood burner, this property has character and space in abundance.

Lending itself to various living configurations with an East Wing and a West Wing both containing spacious bedrooms and bathrooms.

Grand entrance hall, Cloakroom, Office/Study, Door to garage. Main Lounge with wood burner and French doors to south facing conservatory.

Spacious Kitchen/dining room with wood burner. Comprehensively fitted with gas range cooker, integrated dishwasher and fridge.

2nd south facing Reception room with wood burner and French doors to rear garden.

Utility Room with door to rear porch. Fitted units, sink, plumbed for washing machine and tumble dryer.

Ground floor master bedroom - south facing with patio door to rear garden. En Suite shower room. Ground floor double bedroom. Ground floor bathroom.

Stairs to first floor West Wing: 2 double bedrooms - 1 with en suite shower room.

Stairs to first floor East Wing - 2 spacious double bedrooms with fitted wardrobes. Shower room.

Integral Double garage with automatic door.

To the front of the property is a large circular drive with parking for multiple vehicles/ boat/caravan/motorhome along with raised borders and mature shrubs and trees.

To the rear is a substantial, well maintained mature garden with patio.

Large, detached garden chalet with light/power/Internet, bi-fold doors to Verandah. Attached Store and workshop.

Lawns. Raised vegetable beds, mature shrubs/trees/borders.

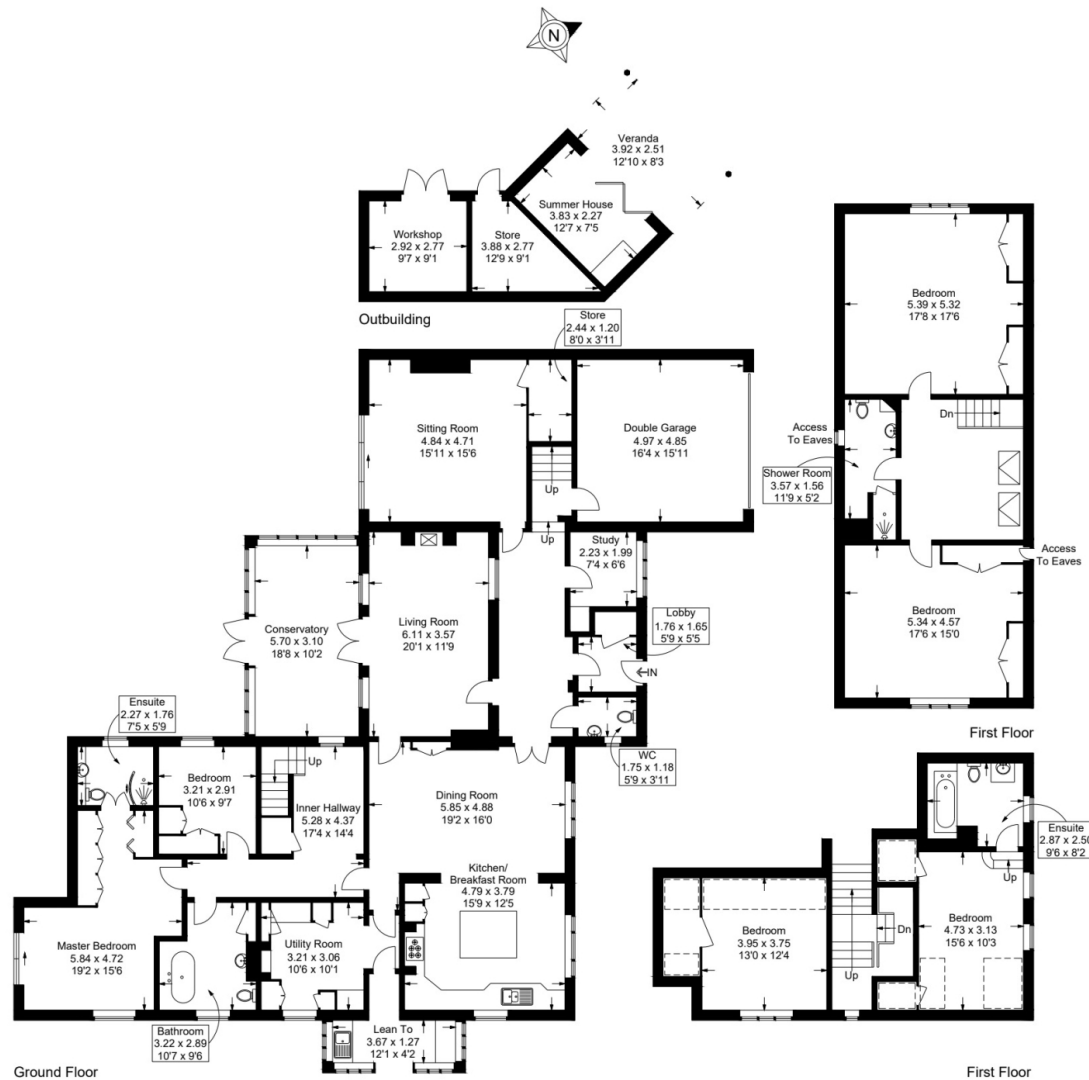
Greenhouse and 2 sheds.

Viewing is highly recommended to appreciate the size and character of this house that is only available due to down sizing.

Serious enquiries as onward purchase has been found and is vacant.

Hollow Lane, Hayling Island

Approximate Gross Internal Area = 384.9 sq m / 4143 sq ft
 Outbuilding = 36.7 sq m / 395 sq ft
 Total = 421.6 sq m / 4538 sq ft



Legend: = Reduced headroom below 1.5m / 5'0"

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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