

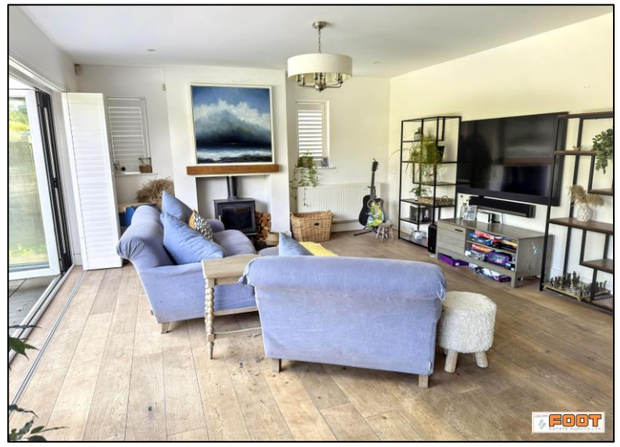
Offers Over:

7 Hollow Lane | PO11 9AA | £750,000

GEOFF FOOT ESTATE AGENTS LTD

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Situated West Hayling this beautifully presented and extended five-bedroom detached home offers spacious, versatile accommodation perfectly suited to modern family living. Ideally positioned for the local amenities, the property is also just a short drive from Hayling Seafront, where coastal walks, swimming, water sports opportunities, and picturesque views across to the Isle of Wight can be enjoyed. Thoughtfully updated by the current owners, the property is finished in a stylish contemporary manner throughout, with a layout designed to accommodate both family life and modern working requirements. The heart of the home is a stunning open-plan lounge/kitchen/family room, creating an impressive living and entertaining space with attractive views over the rear garden. A utility room sits conveniently off the kitchen, while two ground floor bedrooms and a modern shower room provide excellent flexibility for guests, multi-generational living, or home working. Upstairs, there are three further bedrooms, including a spacious principal bedroom benefitting from a modern en-suite shower room, alongside a separate contemporary family bathroom. Externally, the property continues to impress. The generous rear garden features a large patio area leading onto a lawned garden, creating an ideal space for outdoor entertaining and family enjoyment. A greenhouse and cedar-clad log cabin further enhance the outdoor space, with the cabin benefitting from air conditioning and its own WC, making it perfectly suited as a home office, studio, or garden room. To the front, a driveway provides off-road parking for multiple vehicles. A superb opportunity for families or professional buyers seeking a spacious and adaptable home in a convenient coastal location.

- ***EXTENDED FIVE BEDROOM DETACHED HOUSE***
- ***STYLISH & MODERN THROUGHOUT***
- ***IMPRESSIVE OPEN PLAN LOUNGE KITCHEN / FAMILY ROOM***
- ***HIGHLY VERSATILE ACCOMMODATION***
- ***TWO GROUND FLOOR BEDROOMS & SHOWER ROOM***
- ***PRINCIPAL BEDROOM WITH MODERN EN-SUITE***
- ***GENEROUS REAR GARDEN WITH PATIO & LAWN***
- ***CEDAR CLAD LOG CABIN WITH AIR CONDITIONING & WC***
- ***DRIVEWAY PARKING FOR MULTIPLE VEHICLES***
- ***CONVENIENT CENTRAL / WEST HAYLING LOCATION***

Freehold | EPC: C | Council Tax Band: F

The accommodation comprises:

Covered entrance beneath pitched tiled roof, with paved step, light and door to –

Entrance Hallway –

Radiator. Solid stripwood flooring. Window shutters. Down lights and coats hanging space.

Cloak/Shower Room –

Close coupled WC and wash hand basin. Attractive wall and floor tiling. Extractor fan. Chrome towel radiator. shower enclosure with rainfall style shower.

Kitchen/Lounge/Family Room –

Feature working log burner with mantle over, slate hearth. Two radiators. Solid strip wood flooring. Twin double glazed windows to side. Double glazed bi fold doors to rear Garden. Down lights. Space for dining Table and chairs. Double glazed picture window over looking rear Garden. Kitchen area: Extensive bespoke hand made range of white fronted wall and base cupboards and drawers fitted to two sides. Butler sink set in Corian work surface, cupboards below. Two glass fronted display cupboards. Tiled splash backs. Rangemaster stainless steel 6-ring gas cooker with double oven and over head extractor hood. Space for 'American style' fridge/freezer. Central island with Corian work surface, cupboards below, wine cooler and microwave. Space for seating, triple lighting over. Door to

Utility –

Wall mounted Worcester gas boiler. Double glazed window to front. Tiled flooring. Door to side. Space and plumbing for washing machine and drier. Built in double cupboard with shelving, Consumer unit, gas and electric meters.

Bedroom 4 – *Double glazed bay window to front aspect. Radiator. Laminate flooring.*

Bedroom 5 –

Double glazed window to front and side. laminate flooring. Radiator. Wall shelving.

Return staircase rising to Landing –

Radiator. Down lights. Obscure double glazed window to side. Range of built in cupboards. Double glazed dormer window to front elevation.

Bedroom 1 –

Feature double glazed Gable window to rear elevation, fitted shutters. Obscure double glazed window to side. Two radiators. Built in floor to ceiling wardrobes. Door to En-suite: with a feature freestanding oval shaped Bath, walk-in shower enclosure with rainfall style shower and hand rail. Chrome towel radiator. Inset matching sink unit set on work surface with drawers below. Close coupled WC with concealed cistern. Ceramic wall and floor tiling. Extractor fan and shaver point. Obscure double glazed window to rear elevation.

Bedroom 2 – *Double glazed dormer window to rear elevation. Radiator.*

Bedroom 3 – *Double glazed window to front elevation. Range of built in wardrobes to one wall. Radiator.*

Family Bathroom –

feature freestanding Bath with rainfall style shower over and chrome curtain rail. Pedestal wash hand basin and close coupled WC. Radiator. Obscure double glazed window to front elevation. Extractor fan and down lights.

Outside –

Extensively paved driveway offering ample parking. Conifer screening to front boundary. Fenced to side boundaries. Pedestrian gate to

Rear Garden –

Slate laid patio. Timber garden shed. Outside water tap point. Exterior wall lights. Raised garden mainly laid to lawn with vegetable boxes and flowers to borders. Greenhouse with adjoining storage. Sandstone paved paths and patio to additional seating area. Hedged and fenced boundaries. Side storage area with bike and garden storage. ***Cedar clad Log Cabin****: with double glazed French doors and full-length side windows. Laminate flooring. Down lighting. Air conditioning unit. Corian work surface with cupboards and drawers below. Electric wall heater. Door to WC with wash hand basin, mirror, close coupled WC and consumer unit. Window to rear.*

Please scan the QR code for a detailed Virtual tour of this property >>

NATIONAL ASSOCIATION OF ESTATE AGENTS NAEA

IMPORTANT INFORMATION

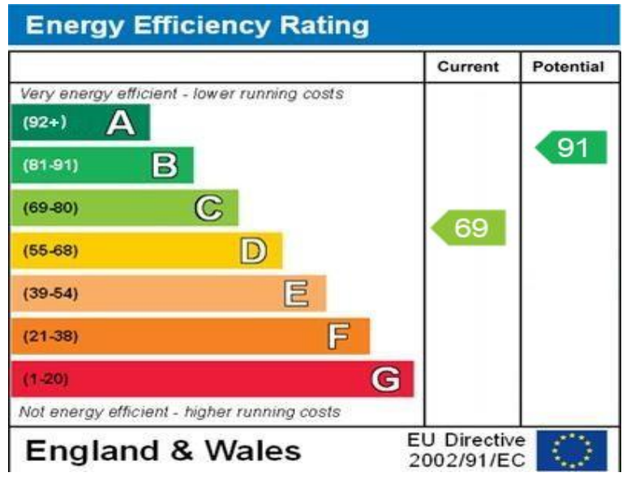
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.

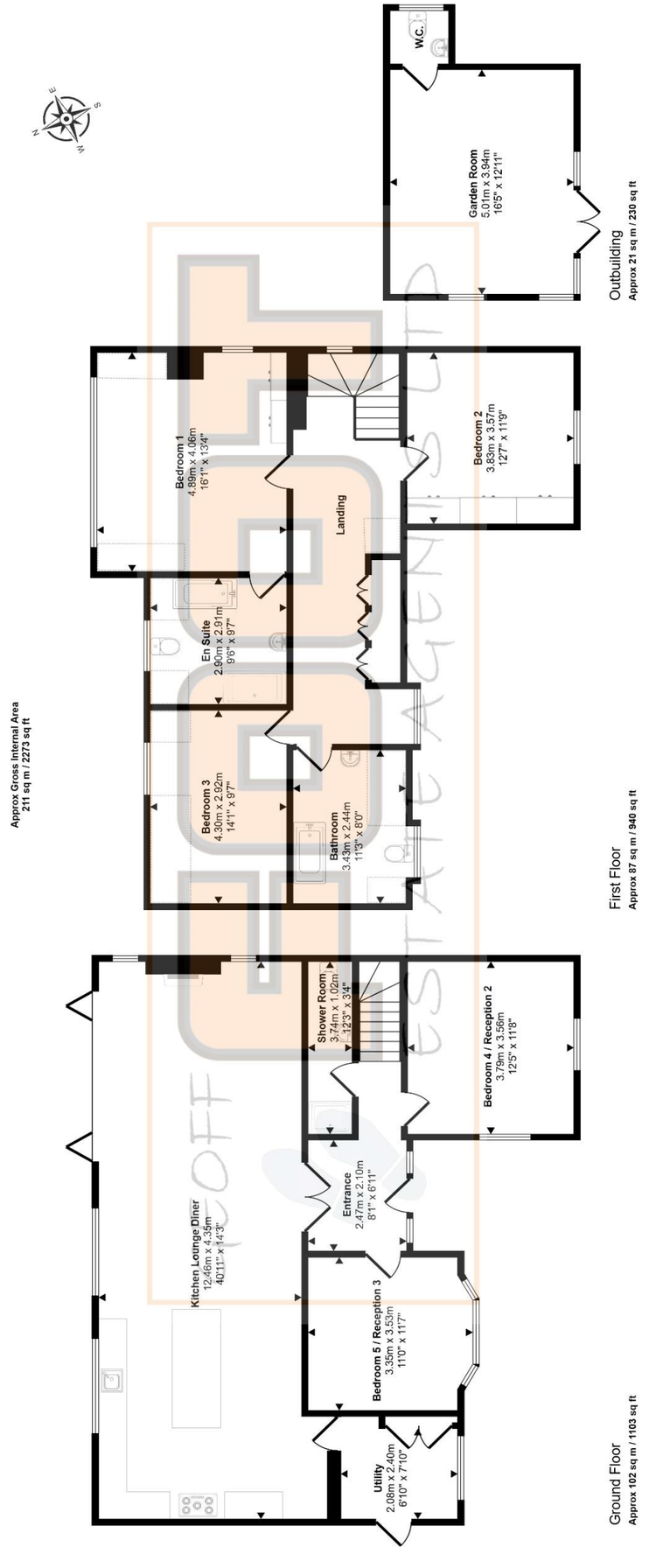









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
91
England & Wales
EU Directive 2002/91/EC


Approx Gross Internal Area
211 sq m / 2273 sq ft
Bedroom 1
4.89m x 4.06m
16'1" x 13'4"
En Suite
2.90m x 2.91m
9'6" x 9'7"
Bedroom 3
4.30m x 2.92m
14'1" x 9'7"
Landing
Bedroom 2
3.83m x 3.57m
12'7" x 11'9"
W.C.
Garden Room
5.01m x 3.94m
16'5" x 12'11"
Outbuilding
Approx 21 sq m / 230 sq ft
Bathroom
3.43m x 2.44m
11'3" x 8'0"
First Floor
Approx 87 sq m / 940 sq ft
Shower Room
3.74m x 1.02m
12'3" x 3'4"
Bedroom 4 / Reception 2
3.79m x 3.56m
12'5" x 11'8"
Entrance
2.47m x 2.10m
8'1" x 6'11"
Kitchen Lounge Diner
12.46m x 4.35m
40'11" x 14'3"
Bedroom 5 / Reception 3
3.35m x 3.53m
11'0" x 11'7"
Utility
2.08m x 2.40m
6'10" x 7'10"
Ground Floor
Approx 102 sq m / 1103 sq ft
Denotes head height below 1.5m
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.