



 **6**  
Bedrooms

 **3**  
Bathrooms

 **4**  
Receptions



The main house has five/six bedrooms and two/three reception rooms with kitchen/breakfast room and utility along with ground floor bathroom.

On the first floor there are four bedrooms and family bathroom along with the potential to extend further into the roof space (subject to planning)

The Annex has both separate and integrated access and comprises south facing lounge, bedroom, kitchen/dining room and shower room.

Outside to the front which overlooks open fields is driveway access leading to parking and a detached garage.

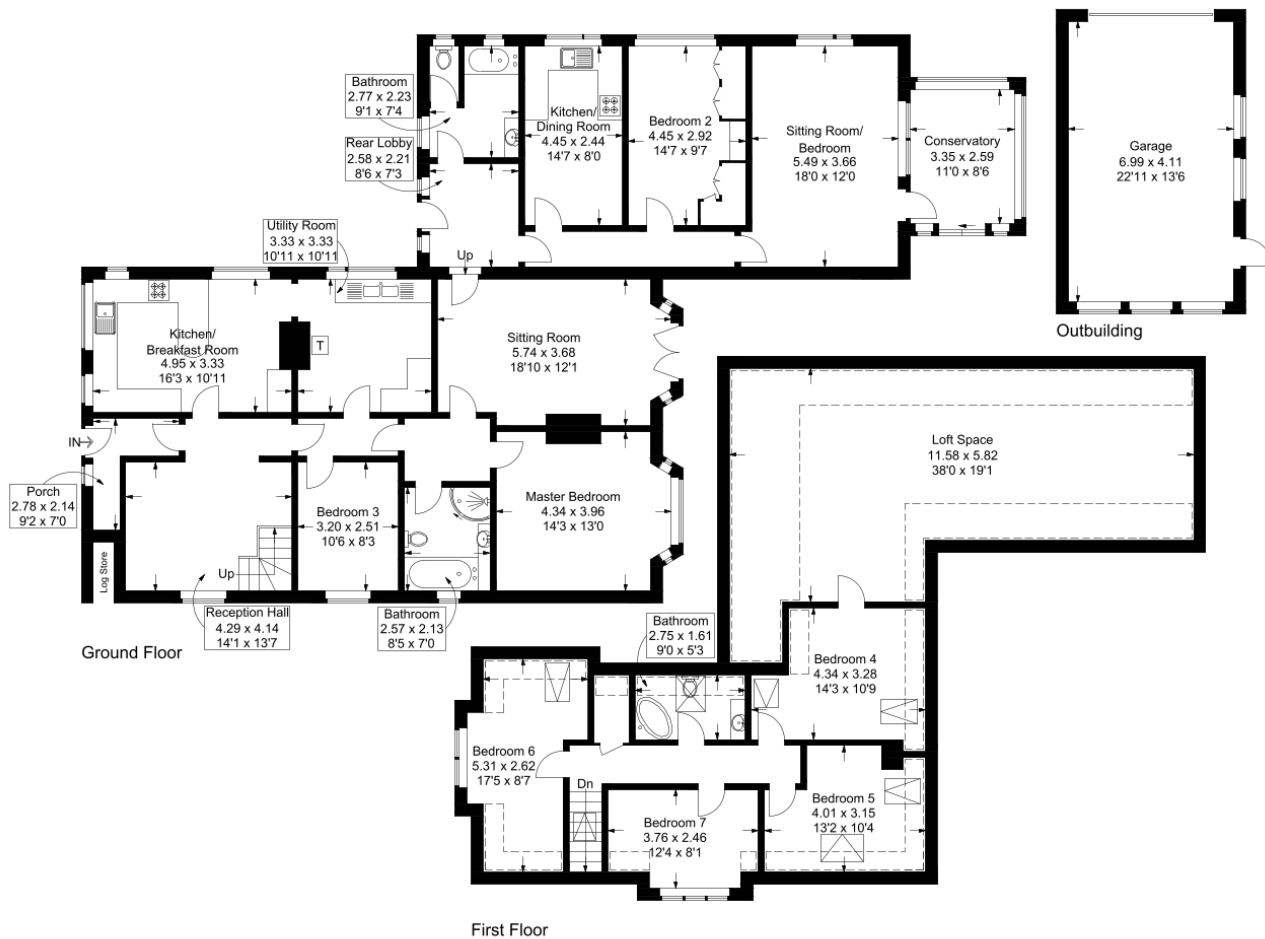
To the rear is a substantial, south facing garden with the plot approaching three quarters of an acre with established fruit trees and wild damsons. The property is situated a short walk to the shores of Gutner Creek along with idyllic walks across open farmland with abundant wildlife including roe deer, barn owls, buzzards and kestrels.

The property is situated just over a mile from Northney Marina and The Langstone Hotel with Gym and Pool and approximately half a Mile to The Yew Tree Public house. Havant Train station with fast trains to London Waterloo is less than 4 miles away.

Viewing highly recommended. No onward chain.

Eventyde, Copse Lane, Hayling Island

Approximate Gross Internal Area = 308.1 sq m / 3317 sq ft  
 Outbuilding = 29.4 sq m / 316 sq ft  
 Total = 337.5 sq m / 3633 sq ft



= 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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>71</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>31</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Copse Lane, Hayling Island, Hampshire, PO11

Tel : 023 9246 5951

Email : office@haylingproperty.co.uk

Address : 16 Mengham Road, Hayling Island, Hampshire, PO11 9BL

