





Located in the picturesque hamlet of Northney in North Hayling, this detached family bedroom has uninterrupted views to the rear over farmland and boasts five bedrooms, two with en-suite shower rooms, open-plan living on the ground floor and modern fitted kitchen.

The property has attractive front & rear gardens, the rear garden enjoying a westerly aspect affording maximum advantage of the sunshine, a high degree of privacy, ideal for alfresco dining and relaxation, plus lovely sunsets with the fields behind and the Spinnaker Tower in Portsmouth on the horizon.

This family home is especially light and spacious, and the current owners have undertaken a programme of modernisation during their ownership. Entering into a spacious hallway, with staircase leading to the first floor and doors through to the triple aspect sitting room, with feature fireplace and French doors to the garden, the room flows into the Dining area and a garden room, that enjoys an abundance of natural light and pleasant views over the attractive garden behind. Accessed from the Dining area and entrance hall is a modern fitted kitchen/breakfast room. Additionally, on the ground floor there is a useful utility room, shower room/wc and integral access to the double garage.



On the first floor, there is a galleried landing leading to a family bathroom, bedrooms one and two both boast en-suite shower rooms, plus three further bedrooms, the smallest currently set up as a home office which will appeal to someone intending to work from home. The rear bedrooms all enjoy the uninterrupted view towards Portsmouth.

Externally, the house is approached via a double width driveway adjacent the front garden which is mainly lawned with a stocked flower bed and both side boundaries have mature hedging affording privacy from the neighbouring properties. The driveway leads to the front door and a double garage with twin up and over doors and window to the side. The rear garden will appeal to families with children or keen gardeners alike, being level and mainly lawned with attractive stocked flower borders and beds, plus mature trees, shrubs, and borders. An area of timber decking sits adjacent to the sitting room, while an area of paved patio sits outside the kitchen door for those summer evenings dining outside. In addition, there is a garden shed and a pedestrian gate out onto the rear fields.

Viewing appointments are highly recommended to appreciate the light and spacious accommodation and overall presentation of this amazing, detached home.

Council Tax Band F - £2689.29 Havant Borough Council

Viewing strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 262744

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

