



## Woodgaston Lane

Hayling Island, PO11 0RL

Asking Price Of

**£759,500**

Detached four bedroom chalet bungalow, situated in highly desirable Woodgaston Lane on Hayling Island. Spacious accommodation of 4 bedrooms and 3 reception rooms plus conservatory, all set in pretty mature gardens with driveway parking to the front of the property. This one must be viewed to appreciate all it has to offer!



# Property Features

- Detached Chalet Bungalow
- Four Bedrooms
- Conservatory
- Modern Interior Throughout
- Oil Fired Heating
- Lounge with Log Burner
- Three Reception Rooms
- Large Rear Garden
- Driveway Parking
- Semi Rural Location

## Full Description

Hampshire Life Homes are excited to offer for sale this large four bedroom/3 reception chalet bungalow in the highly sought after, semi rural location of Woodgaston Lane, Hayling Island.

The bungalow has been improved and extended by the current owners to provide flexible accommodation. With modern kitchen and bathrooms, UPVC double glazing throughout and modern décor, this property is ready to move straight into! There is a low maintenance resin bound driveway providing off road parking to the front of the property and mature gardens to the side and rear. As an added bonus it is situated in a quiet lane, surrounded by countryside but still only a few minutes by car to local shops and amenities.

Viewing is essential to appreciate the stunning location and spacious interior this property has to offer.

### ENTRANCE HALL

UPVC front door with side window leading into light and bright, L shaped entrance hall. The hallway is decorated in neutral colour scheme with real wood flooring. Radiator and oak doors leading to bathroom, ground floor bedroom, dining room, lounge and kitchen. Inset spotlights to ceiling and shelved cupboard housing TV media.

### GROUND FLOOR BEDROOM

11' 7" x 9' 10" (3.54m x 3.02m) Good size double bedroom with side window and French doors leading out to rear garden. This room is decorated with feature wall behind the bed and light grey walls and floor is laid to grey carpet. Built in wardrobe, radiator and inset spotlights to ceiling.

### BATHROOM

8' 3" x 6' 10" (2.53m x 2.09m) Fully tiled to both walls and floor in beige and gloss tiles this modern bathroom is fitted with white sanitary ware to include bath with wall mounted taps and spout, wall hung wash hand basin with waterfall tap and white gloss vanity unit under, WC with concealed cistern. Heated towel rail and illuminated wall mirror with inset spotlights to ceiling. This room also has a UPVC window providing natural light to the side aspect.

### DINING ROOM

13' 5" x 11' 1" (4.09m x 3.38m) Spacious third reception room which the current owners use as a dining room. This room has French doors which lead out onto the rear garden and a window to the side, providing plenty of natural light to the room. Decorated in neutral décor with a continuation of the real wood flooring from the hall, this is a great entertaining space. Built in glazed sideboard with cupboards under and central chandelier to ceiling.



## LOUNGE

18' 6" to max 11' 11" (5.64m x 3.65m) This room has a cosy, homely feel, with the real wood flooring, decor and wood burning stove it is the perfect place to sit and relax. Decorated with feature wall and neutral colours to other walls the room is finished with inset spotlight to ceiling. From this room you will find the staircase leading to the first floor rooms and an open way into the conservatory.

## KITCHEN AREA

11' 3" x 9' 5" (3.45m x 2.88m) Fully fitted kitchen with real oak wood cupboards, brushed steel handles and contrast black granite worktops with matching upstands. Inset one and a half bowl sink. The kitchen comes with built in appliances to include large Bosch induction hob with glass and stainless steel extractor over, two full size Siemens ovens fitted side by side with built in microwave over, built in TV and dishwasher. UPVC double glazed window, tiled flooring and inset spotlights to ceiling.

## BREAKFAST AREA

12' 5" x 11' 6" (3.81m x 3.52m) This is a great space for family get togethers and social occasions. The breakfast room has floor to ceiling aluminium bifold doors which lead out onto the pretty side patio garden area. Neutral decor and tiled floor. Modern vertical radiator and inset spotlights to ceiling. There is a useful recess for an American style fridge/freezer and door to utility room with small corridor leading to 2nd front door.

## UTILITY ROOM

Useful room providing additional cupboard space and space for washing machine and tumble dryer.



### CONSERVATORY

14' 8" x 9' 4" (4.49m x 2.85m) Situated next to the lounge this large UPVC conservatory provides an additional reception room. The French doors open onto the garden and there is useful shelves for storage. Real wood flooring, 2 x radiators and inset spotlights complete this space.

### LANDING

Landing area with oak doors leading to all 3 bedrooms and the shower room.

### MAIN BEDROOM

16' 6" x 13' 4" to max (5.03m x 4.07m) Lovely large room with triple aspect windows offering beautiful views to the surrounding countryside. There is a large built in triple wardrobe for all your storage needs. 2 x radiators. Inset spotlights to ceiling. Decorated with feature wall and painted to other walls with grey carpet to finish the room.

### SHOWER ROOM

6' 0" x 5' 10" (1.84m x 1.78m) Fully tiled with beige tiles with inset mosaic detail, this shower room has spacious walk in shower cubicle with fixed rain shower head and hand held shower, the unit also has body massage jets incorporated into the control unit. There is an inset sink with cupboard under and WC with concealed cistern. Heated towel rail and useful triple wall cupboard. UPVC window and inset spotlights to ceiling.

### BEDROOM 3

13' 0" to wardrobe x 9' 0" to max (3.97m x 2.76m) Double room with window UPVC window and built in triple wardrobe. Decorated with feature wall and grey decor and finished with a grey carpet. Inset spotlights and radiator.

### BEDROOM 4

12' 7" x 7' 1" (3.84m x 2.18m) Double room with UPVC double glazed window. Built in double wardrobe cupboard. Decorated with feature wall and neutral decor and finished with carpet. Radiator and inset spotlights to ceiling.

### OUTSIDE OF PROPERTY

To the front of the property there is a resin bound driveway providing off road parking for 2/3 cars. As you move through the side gate the resin continues to a lovely side patio garden area with raised beds and mature planting and trees. Here you will find a well established wisteria which flows over the side of the property.

The rear garden is a lovely size and mainly laid to lawn with mature shrubs and trees to boundary. There is a summerhouse and storage shed which offer light and power. Further side gate leading back to the front garden.

### USEFUL INFORMATION

- Tenure - Freehold
- Council tax band - Havant Borough Council – Band E
- Shared Ownership (% share being sold) - 100%
- Parking - Driveway Parking
- Utilities - Oil fired heating, electricity and mains water supply. Broadband.

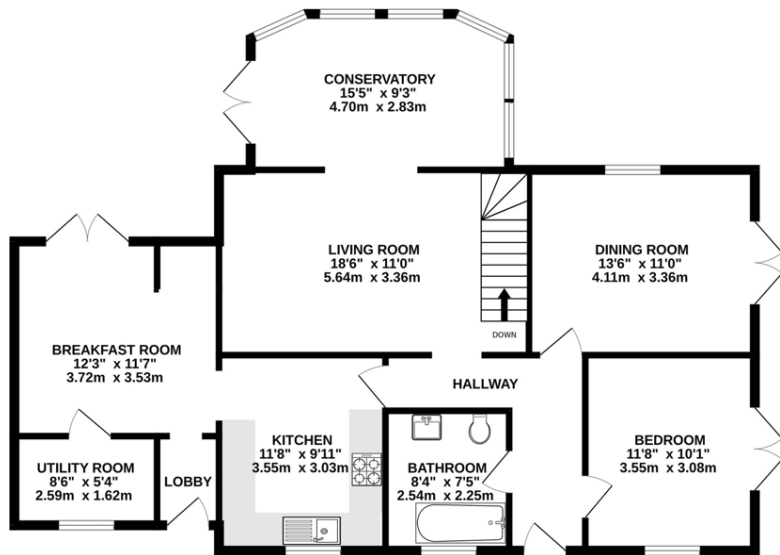
### VIEWING APPOINTMENT THROUGH HAMPSHIRE LIFE HOMES

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.

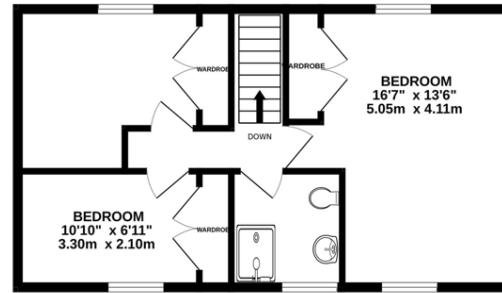




**GROUND FLOOR**  
1069 sq.ft. (99.3 sq.m.) approx.



**1ST FLOOR**  
488 sq.ft. (45.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1557 sq.ft. (144.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

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