



Spinnaker Grange, Hayling Island, Hampshire

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19 Spinnaker Grange, Hayling Island, PO11 0SJ

A prestigious, detached, waterside home with far reaching harbour views, in an exclusive, private residential setting.

Northney Marina 0.8 mile, Havant train station 3 miles, Emsworth 3.8 miles, Portsmouth International Port 8.7 miles, Chichester 13 miles, Petersfield 16 miles, Brighton 45 miles.

Reception hall | Drawing room | Sitting room
Dining room | Study | Kitchen | Breakfast room
Utility | Cloakroom | Principal bedroom with en suite bathroom & dressing area | 3 Further bedrooms, 1 en suite | Bed 5/dressing room
Family bathroom | Garage | Garden
EPC rating C

The property

With its imposing architectural design including a stately, pillared entrance portal, 19 Spinnaker Grange offers light, airy and versatile accommodation, with a pleasing open ambience and stylish neutral décor. The generous reception hall gives a welcoming sense of arrival with the double-height ceiling affording glimpses of the galleried landing above. Ground floor reception rooms comprise a drawing room centred around a feature fireplace and extending into the bay window recess, with glazed double doors providing a link into a sitting room, currently in use as a home office/work room. A formal dining room offers a setting to host family and friends with sliding doors providing a connection to the garden. The kitchen is fitted with limed-oak cabinetry and features integrated appliances and an island unit. There is also an adjoining breakfast room and a utility.

The first floor rooms enjoy the elevated outlook over the sea, with the principal bedroom benefitting from a dressing area and a stylish

en suite bathroom. There are four further rooms, one with access to an en suite shower room, along with a family bathroom which complements the cloakroom facility on the floor below.

Outside

Black wrought-iron railings form the boundary at the frontage to the lane, with a pedestrian pathway to the entrance flanked by lawn to either side. A driveway of pavers gives access to the detached double garage and provides parking for several cars, along with a path which offers a route to a timber gate for access to the rear garden. Well-designed to create a series of attractive garden features, the rear garden includes a pergola walkway adorned with fragrant climbing plants, a central arbour beside a gravel and stone composition and a timber framework to the corner providing a spot to sit in dappled shade. Paved terracing spans the back of the house and extends to a patio setting to the side offering opportunities for outdoor dining and relaxation. Well-stocked borders containing colourful and architectural shrubs, specimen trees and perennial plants frame two areas of lawn.

Location

With stunning views over Emsworth Harbour, the property is situated in North Hayling close to Northney Marina and the Langstone Quays Resort, which offers a Health & Fitness Club. Hayling Island offers the attractions of a traditional seaside destination, with the beach holding a Blue Flag award for water quality, safety and cleanliness, and opportunities are abundant for sailing and kite surfing enthusiasts, as well as for lovers of bird watching and coastal walks. Havant is easily accessible and offers supermarket and retail facilities, along with the train station with services to London Waterloo (1 hr 34 mins) and Victoria (1hr 55 mins). The A27 is just 2 miles distant and providing links to the national motorway network via the M27 and M3 motorways.













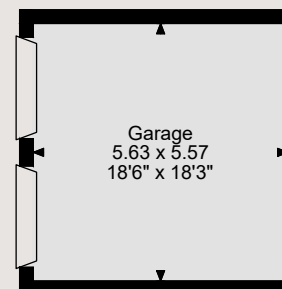
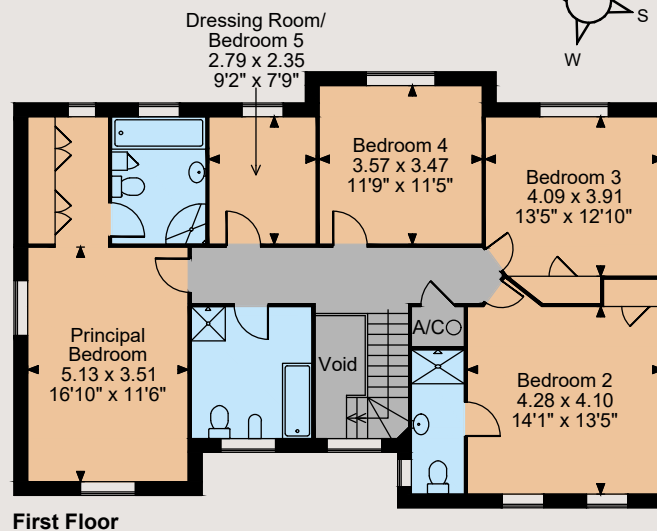
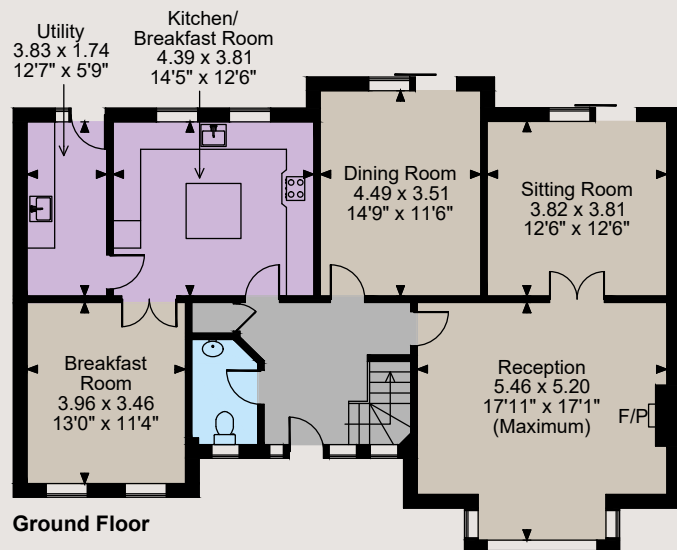
Floorplans

House internal area 2,347 sq ft (218 sq m)

Garage internal area 338 sq ft (31 sq m)

Total internal area 2,685 sq ft (249 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Direction

From the A27, take the exit to join the A3023/ Langstone Road and follow the road across the bridge. Take the left turn onto Northney Road and continue around the right-hand bend. After a further 0.5 mile, turn left to join Northney Lane. Take the first left onto Spinnaker Grange and the property will be found at the end on the right.

General

Local Authority: Havant Borough Council

Services: Mains gas, electricity, water and drainage

Council Tax: G

Tenure: Freehold

Guide Price: £1,175,000

Chichester office

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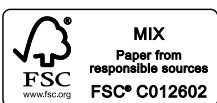
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