



Old Fleet Manor, Yew Tree Road, Hayling Island,
Hampshire

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Old Fleet Manor, 2 Yew Tree Road, Hayling Island, Hampshire PO11 0QE

A picturesque Grade II Listed, period home with charming granary annexe, set in a delightful landscaped garden

Hayling Island Beach 2 miles, Havant train station 3.8 miles (London Waterloo 1 hr 34 mins, Victoria 1hr 55mins), Portsmouth 9.7 miles, Chichester 12 miles, Central London 73 miles

Reception hall | Drawing room | Sitting room
Dining room | Music room | Kitchen/breakfast room | Utility | 2 Cloakrooms | 5 Bedrooms, 1 en suite & 1 dressing room | Family bathroom | 2 Storage rooms | Granary Annexe/studop with kitchen & shower room | Double garage
Garden | EPC rating D

The property

Believed to date to C16, with exposed timber framework, white-painted brick infills and a thatched roof, Old Fleet Manor is a quintessential English country residence which has been the subject of an extensive renovation programme.

The interior accommodation showcases appealing character features and comprises four interlinking, versatile-use ground floor reception rooms including a drawing and adjoining sitting room both with feature fireplaces fitted with wood-burning stoves. There is also a dining room with an open aperture connecting to the adjacent kitchen/breakfast room. With beautiful flagstone flooring and bespoke cabinetry with sinuous curved design, the kitchen features stone work surfaces, a Belfast sink and an island unit, with a stable-door providing a connection to the garden.

The bedroom accommodation is arranged over the two upper floors, with two separate

stairways rising to the first level where there are four well-proportioned bedrooms, one with modern en suite shower room, and a stylish family bathroom.

At the top of the house, the enchanting accommodation comprises an additional bedroom with an adjoining flexible-use dressing room, along with a storage room and loft access.

Annexe

Supplemental accommodation is provided in the intriguing, Grade II Listed C18 former granary, which is brick-nogged sitting atop staddles, and has been renovated to offer a studio/reception room with kitchenette and shower room.

Outside

A length of picket fencing fronts the lane with a pedestrian gate providing a route to the entrance doorway and two, timber five-bar gates opening onto a gravelled driveway which offers parking and gives access to the car port garaging.

The garden at Old Fleet Manor is beautifully-maintained and landscaped to create a tranquil, outdoor sanctuary with swathes of lawn, specimen and majestic mature trees, attractive herbaceous borders and a natural pond with pretty aquatic and marginal planting. Rustic pavers form a terrace which offers opportunities for outdoor dining and relaxation whilst enjoying the south-easterly aspect and a pathway, flanked by floral perennial plants, offers access to the granary annexe.





Location

Old Fleet Manor is situated on a tucked-away residential lane just moments from a farm shop and a public house, and within easy reach of Northney Marina and the Langstone Quays Resort, which offers a Health & Fitness Club.

Havant is easily accessible and offers supermarket and shopping facilities, a further education college, along with the train station with services to London Waterloo. For road-users, the A27 is just 3 miles distant providing links to the national motorway network via the M27 and M3 motorways. There are Ofsted-rated (Good) primary schools on the island, as well as secondary schooling at Hayling College, whilst nearby Portsmouth Grammar School is ranked one of the leading independent schools in the country.

General

Local Authority: Havant Borough Council

Services: Mains gas, electricity, water and drainage

Council Tax: Band G

Tenure: Freehold

Guide Price: £885,000

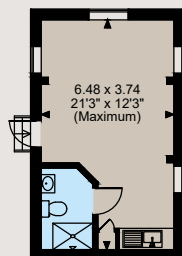
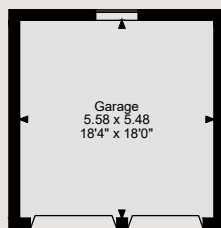




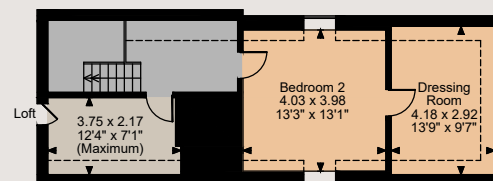




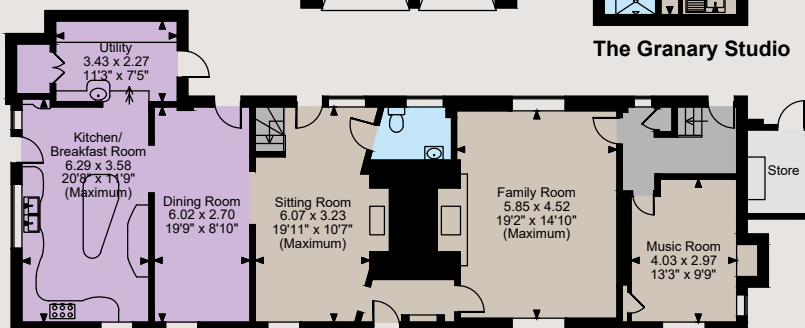
Floorplans
Main house internal area 3106 sq ft (288 sq m)
Garage internal area 329 sq ft (31 sq m)
The Granary studio internal area 261 sq ft (24 sq m)
Total internal area 3,696 sq ft (343 sq m)
For identification purposes only.



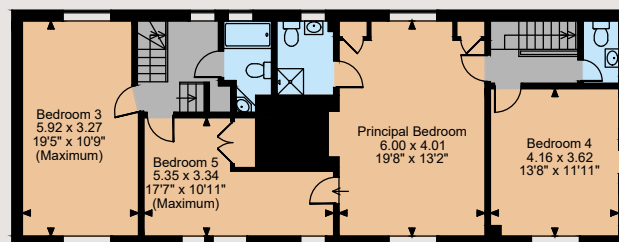
The Granary Studio



Second Floor



Ground Floor



First Floor

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

□ □ □ Denotes restricted head height

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Directions

Exit from the A27 dual-carriage at the junction sign-posted Havant/Langstone and Hayling Island and follow the A3023 across the road bridge. Once over the bridge, continue on the A3023 for approximately 1.7 miles and take the left turn onto Yew Tree Road where the property will be found on the right.

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