



CHURCHILL
COUNTRY & EQUESTRIAN

Rushdene, Havant Road, Hayling Island, Hampshire. Guide £1.25M

A substantial 5-bedroom equestrian property with some 7 acres in a fantastic location with direct access onto the 9-mile Hayling Billy and the coast. This modern detached property comprises 5 bedrooms and offers an array of living arrangements to suit, large families, entertaining guests and also potential to create a self-contained annexe downstairs. There are a range of outbuildings including 11 wooden stables and some 7 acres divided into paddocks.

- Substantial 5-bedroom property
- 11 stables with further outbuildings, feed and hay store
- Some 7 acres
- Close to the beach and fantastic walking and riding
- Direct access to the Hayling Billy and the slip way
- Balcony with sea views
- Attractive gardens
- Large games room with bespoke bar
- Fully insulated garden room / office with air conditioning and WC
- Separate access for equestrian facilities

The Property

The property is approached via an electric gated entrance, a large tarmac driveway with attractive borders and parking for multiple vehicles. On the ground floor there is a front porch, bright entrance hall, office, snug/dining room, cloak room, living room and kitchen with a useful utility room as well as a large living/entertainment room complete with bespoke bar, shower room and double doors out onto the garden. There is also an access through to the garage which offers great potential for creating further living space. Upstairs, there are 5 double bedrooms, three with ensembles and two serviced by a family bathroom. The bedroom on the top floor incorporates a kitchenette and ensuite with jacuzzi bath and views of Langstone Harbour. The top floor also offers generous eaves storage. The large master bedroom has a balcony and also has views of the garden and the sea and has a generous ensuite with double sinks, roll top bath, and shower.

Outside, to the rear is a good sized and well-maintained garden, mainly laid to lawn with large patio area and mature trees. There is a large garden shed and a smart, fully insulated wooden clad garden room / office with WC and air conditioning offering an ideal set up for those wishing to work from home or accommodating guests.

Equestrian Facilities

The stable yard comprises multiple outbuildings including 11 stables in total, 6 in a wooden barn, two blocks of wooden stables and further storerooms with electricity and water connected. The land is divided into paddocks with gated access to the 9-mile Hayling Billy and excellent riding routes along the coast. There is a separate gated entrance to the land and stables, with plenty of parking for lorries and trailers. Currently the stables are rented and there is good demand for liveries in the area.

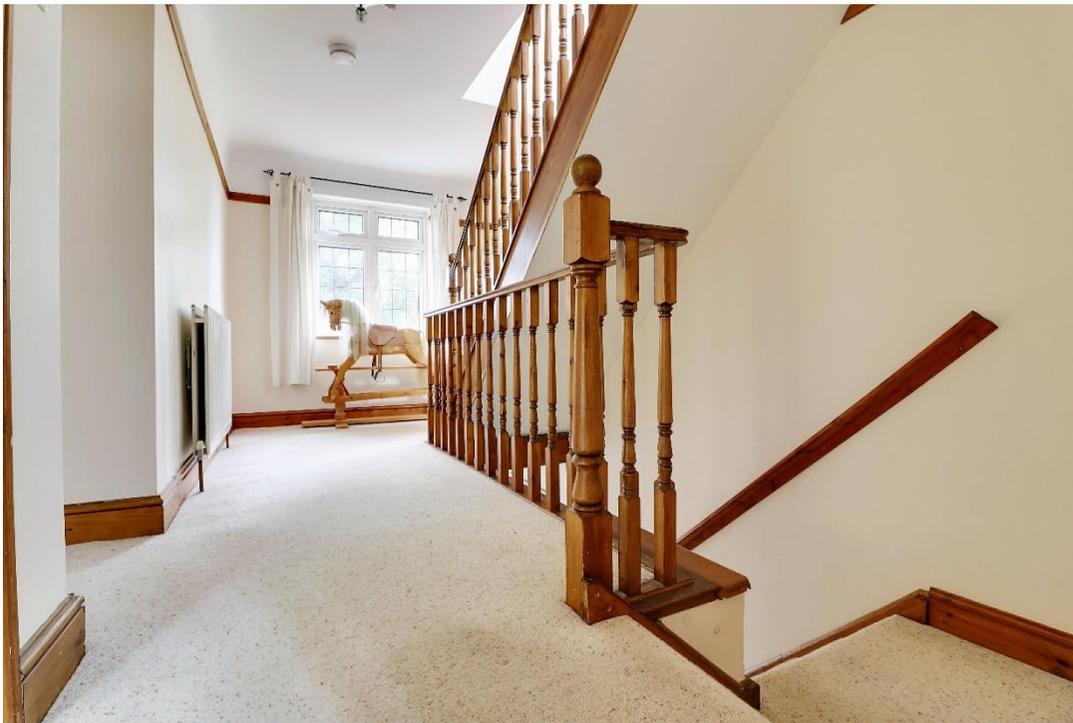
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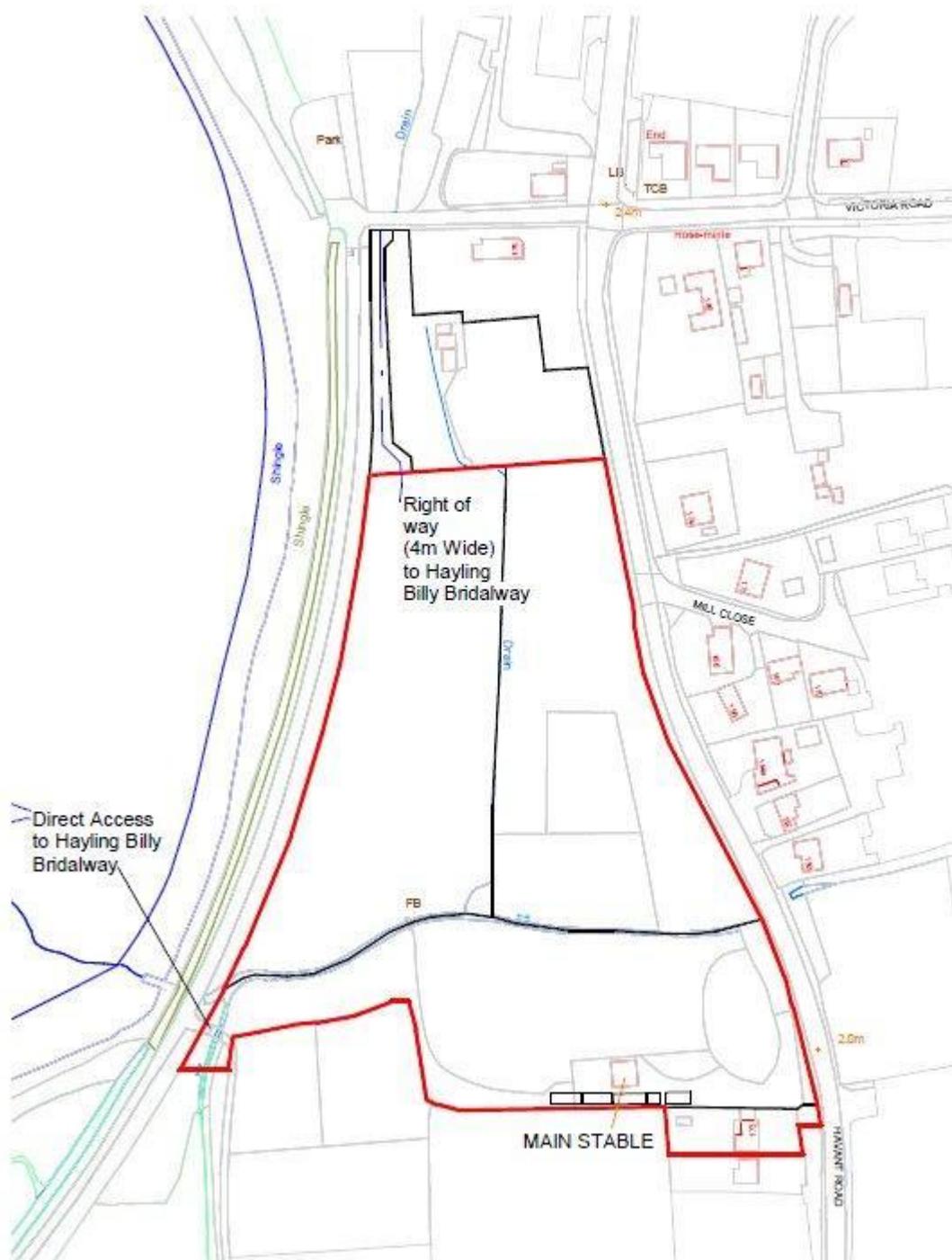
Hayling Island lies between Chichester and Portsmouth and is well-known for its excellent sailing and water sports and award-winning beaches. There are a number of local shops on the island as well as schools, restaurants and leisure facilities. The A3 to the North of Hayling provides links to national motorways and the mainline station at Havant provides a regular service to London Waterloo (1h 23minutes) offers a delightful village with an array of independent shops, eating and drinking establishments.

For sailing and water sports enthusiasts the location is superb and there are a range of marinas and sailing clubs nearby as well as access from the property to a public slipway. A footpath and bridleway lead straight from the property along the waterfront and provides miles of waterside and beach walks and riding. **Further Information:** Local Authority: Hampshire County Council / EPC: D / Tenure: Freehold / Services: Mains water and electricity, LPG Gas fired heating.









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Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

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