



Price On Application Freehold



Quarry House
Salterns Road
Hill Head
PO13 9NL

- Views Over Hill Head Beach
- Art Deco Front Facade
- Woodland Setting
- Original Features

Email - stubbington@dibbensproperty.co.uk Tel - 01329 668 511

“The property is set in a peaceful location with views across Hill Head beach and the Solent towards the Isle of Wight. Quarry House was constructed circa 1924 which is reflected in the modernist/art deco style of the front facade. Some of the many original features include pine parquet flooring, original doors and bathroom fittings including ball & claw enamel tub baths and high level cistern WCs. The property sits centrally in an approximate 1/6 acre plot surrounded by an array of mature trees and shrubs forming a woodland haven for wildlife. As well as a tended lawn there is a walled, raised courtyard seating area ideal for al fresco dining flanked by an espalier apple and a fig tree. The raised SWIMMING POOL is 6ft at its deepest point and 4ft at its shallowest. To the side of the property there is a mature orchard consisting of 8 apple trees, 2 plums, a pear and a greengage tree. A path leads around to the front of the property past the sunken garden.”

James Roberts, Branch Manager, Stubbington Office

PORCH

ENTRANCE HALL

SUMMER LOUNGE

21' 8" x 12' 9" (6.6m x 3.89m)

DINING ROOM (SECOND RECEPTION)

14' 0" x 13' 2" (4.27m x 4.01m)

WINTER LOUNGE (THIRD RECEPTION)

24' 7" x 14' 9" (7.49m x 4.5m)

REAR HALL

CLOAKROOM

KITCHEN/BREAKFAST ROOM

14' 1" x 20' 2" (4.29m x 6.15m)

FIRST FLOOR

LANDING

MASTER BEDROOM

13' 10" x 13' 2" (4.22m x 4.01m)

ENSUITE

BEDROOM TWO

19' 7" x 11' 6" (5.97m x 3.51m)

ENSUITE

DRESSING ROOM

BEDROOM THREE

15' 11" x 14' 6" (4.85m x 4.42m)

BEDROOM FOUR

14' 1" x 15' 5" (4.29m x 4.7m)

FAMILY BATHROOM

BEDROOM FIVE/STUDY

BEDROOM SIX

2' 9" x 14' 10" (0.84m x 4.52m)

ENSUITE

DOUBLE GARAGE

SINGLE GARAGE/WORKSHOP

OUTBUILDINGS




Free solicitor quotes available on request



AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Dibbens is a trading name of Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

Visit www.dibbensproperty.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 