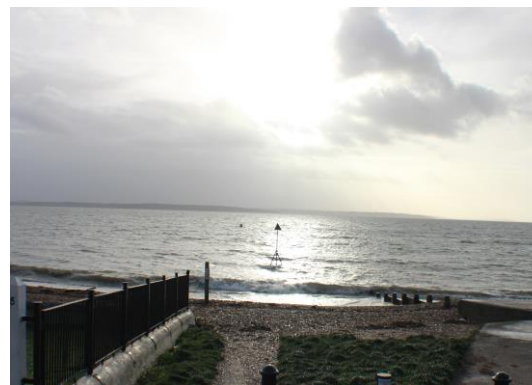


Chimneypots

estate agents



Hill Head Road,
Hill Head PO14 3JP

Guide Price of **£1,100,000**

Hill Head Road, Hill Head PO14 3JP

- STUNNING SEA VIEWS
- DETACHED FAMILY RESIDENCE OFFERING BRIGHT, SPACIOUS AND VERSATILE ACCOMMODATION
- LARGE SITTING ROOM AND DINING ROOM WITH VIEWS OVER THE SOLENT AND OVER TO THE ISLE OF WIGHT
- KITCHEN/ BREAKFAST ROOM, UTILITY ROOM AND PANTRY
- THREE DOUBLE BEDROOMS WITH EN-SUITE AND FURTHER DOUBLE BEDROOM
- FAMILY BATHROOM
- DETACHED DOUBLE GARAGE/ BOATHOUSE
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- LAWNED AND SECLUDED TERRACED GARDEN
- SCOPE TO EXTEND (SUBJECT TO PLANNING)



Situated in a sought after location enjoying an elevated position with stunning sea views stretching over to the Isle of Wight and beyond is this unique detached family residence offering bright, spacious and versatile accommodation which could be enhanced and extended (subject to permission) creating an individual Landmark property. Currently the accommodation comprises two large reception rooms with views overlooking the Solent and feature fireplaces. There is a Kitchen/ breakfast room with a door leading to an inner lobby where a utility room and pantry can be found. There are two bedrooms also on the ground floor, one with en-suite cloakroom and a bathroom. Upstairs there are two further double bedrooms with en-suites completing the accommodation.

Outside the rear garden has been laid to lawn, the driveway provides parking for several vehicles and access to a large garage/ boat house.

Hill Head is one of the regions most sought after locations where nature lovers will not be disappointed as Titchfield Haven offers some beautiful countryside walks. It is also one of the south coast's leading venues for watersports and is the home of Seafarers Sailing Club and Hill Head Sailing Club.

The area has a small range of amenities and more comprehensive facilities can be found at nearby Stubbington, whilst Fareham, Portsmouth and Southampton are just a short journey away.

The area is well located for A/M27, and main line rail links to London can be

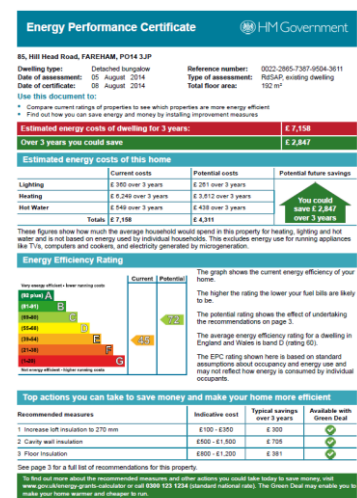


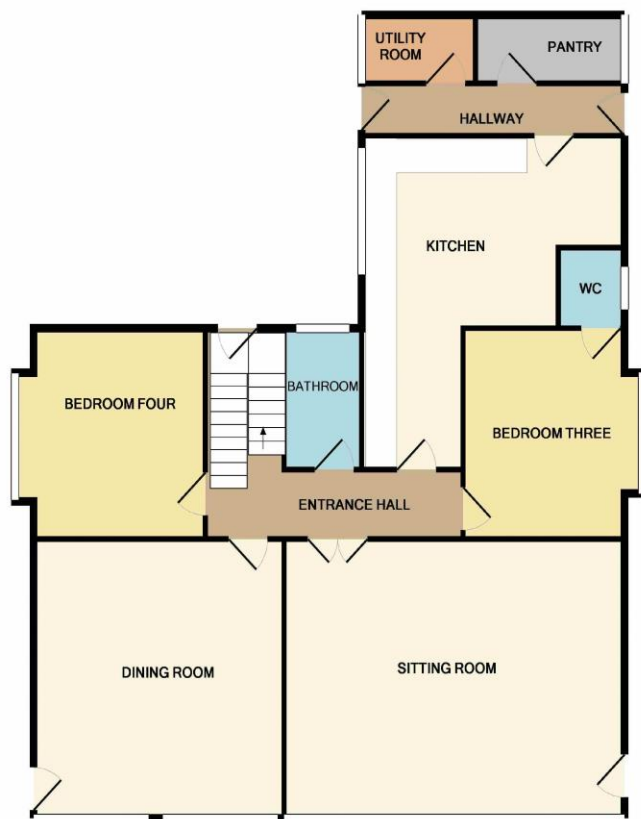
found at Southampton Parkway. For international and internal flights Southampton Eastleigh airport is also a short drive away. Schooling in the area is excellent and the property is in the catchment area for Crofton Secondary School and Meoncross Independent School is less than two miles away.



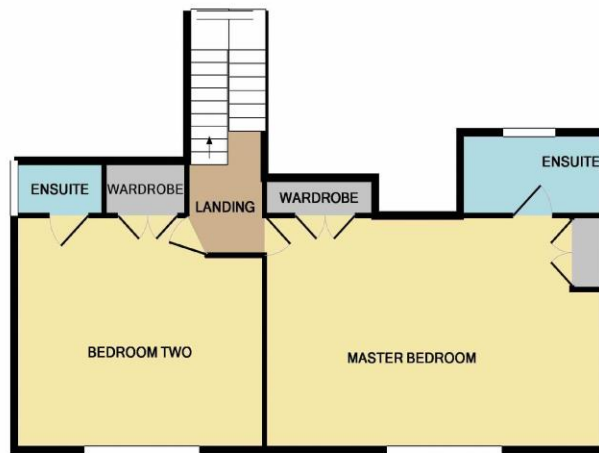
ACCOMMODATION

Hallway
Sitting Room 21' 7" x 16' 1" (6.57m x 4.90m)
Dining Room 16' 1" x 15' 11" (4.90m x 4.85m)
Kitchen/ Breakfast Room 19' 3" x 16' 8" (5.86m x 5.08m) Maximum Measurements
Inner Lobby
Pantry
Utility Room
Bedroom Three 12' 2" x 11' 4" (3.71m x 3.45m)
En-Suite Cloakroom
Bedroom Four 12' 2" x 12' 1" (3.71m x 3.68m)
Family Bathroom
Landing
Master Bedroom 21' 7" x 13' 6" (6.57m x 4.11m)
En-Suite
Bedroom Two 15' 11" x 13' 6" (4.85m x 4.11m)





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.