



22  
Smithy Cottage

22 Bell Davies Road  
Hill Head, PO14 2AY

**Jeffries  
& Dibbens**  
estate and letting agents

Exceptional



#### PROPERTY SUMMARY

This property is one of a kind. Situated in a highly requested location in Hill Head, Bell Davies Road, this five bedroom detached house has been individually designed and built just over 10 years ago. Through the electric gates and walled driveway frontage, this spectacular house comprises of a capacious entrance hallway through an oak wood front door, a separate lounge with bi-folding doors onto the garden, open plan kitchen/diner, a stunning master suite with an en-suite shower room and his & hers dressing room, downstairs W/C, utility room and bedroom two with a further ensuite. The kitchen boasts illumined helix worktops, a Quooker tap providing boiling water, cold water and sparkling water, as well as fully integrated appliances. Upstairs, the spacious gallery landing with vaulted ceilings has oak doors leading to bedrooms three, four and five, all of which are doubles, a sleek family bathroom and an upstairs kitchen/breakfast room. Throughout the whole property there is zonal underfloor heating as well as aircon, supported by the solar panels, making this family home energy efficient and future-proofed. The south facing, walled, rear garden has been impeccably landscaped with low maintenance AstroTurf and provides a great degree of privacy, ideal for summer garden parties. With further benefits such a water softener, immaculate design throughout and being within walking distance to the beach, Seafield Park and local amenities, this wonderful family home is not one to be missed so call us now to book in!













## **HALLWAY**

**LIVING ROOM** 17' 7" x 17' 6" (5.36m x 5.33m)

**KITCHEN/DINER** 30' 3" x 13' 5" (9.22m x 4.09m)

**UTILITY ROOM** 10' 2" x 6' 5" (3.1m x 1.96m)

**WC** 6' 6" x 3' 7" (1.98m x 1.09m)

**MASTER BEDROOM** 20' x 12' 8" (6.1m x 3.86m)

**DRESSING ROOM** 16' 5" x 13' 9" (5m x 4.19m)

**BEDROOM TWO** 14' 2" x 9' 7" (4.32m x 2.92m)

**ENSUITE** 6' 4" x 5' 5" (1.93m x 1.65m)

## **LANDING**

**BEDROOM THREE** 16' 2" x 13' 4" (4.93m x 4.06m)

**BEDROOM FOUR** 14' 5" x 12' 8" (4.39m x 3.86m)

**BEDROOM FIVE** 12' 1" x 10' 7" (3.68m x 3.23m)

**BATHROOM** 7' x 7' 6" (2.13m x 2.29m)

**2ND KITCHEN** 16' 2" x 10' 5" (4.93m x 3.18m)

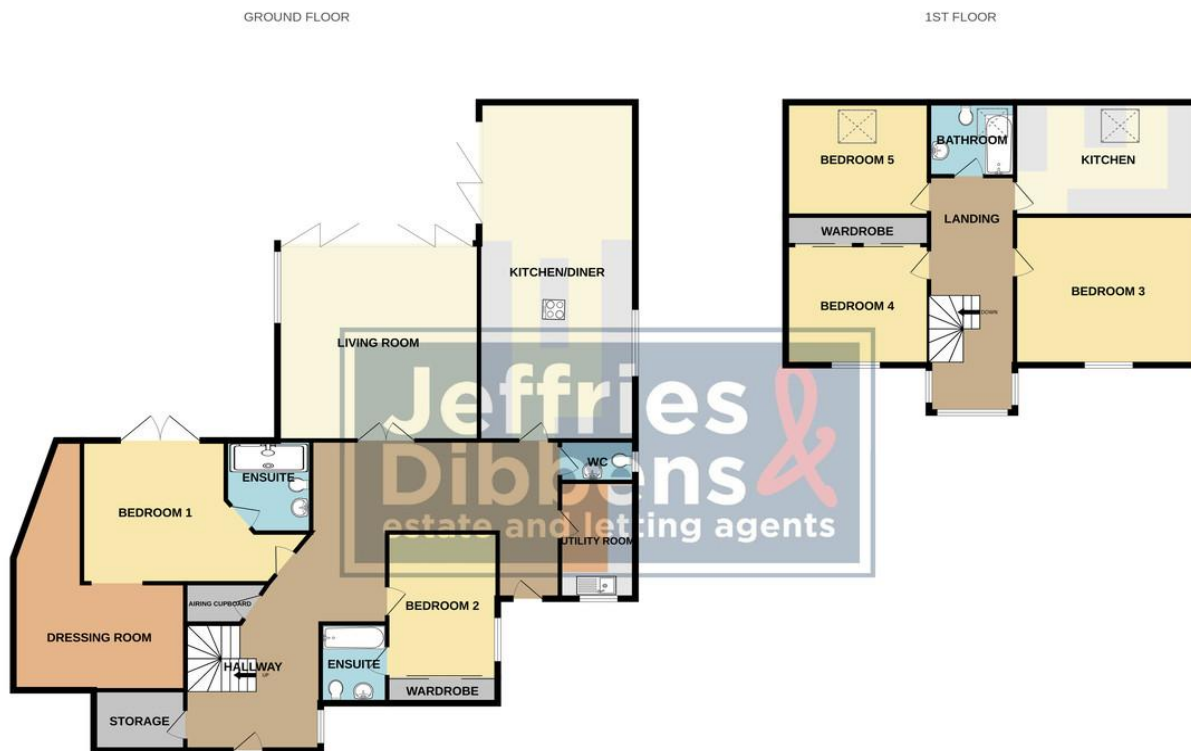
## **OUTSIDE**

## **OWN DRIVEWAY**

## **REAR GARDEN**







Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2024

**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band F

**VIEWINGS**  
By prior appointment only

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



*Exceptional*

**f** @JeffriesAndDibbens

**ig** @JeffriesAndDibbens

**tw** @JeffriesDibbens

18 The Green, Stubbington, Fareham, Hampshire, PO14 2JG