



**Jeffries
Dibbens &**
estate and letting agents

173A Stubbington Lane
Hill Head, PO14 2NF

Exceptional

PROPERTY SUMMARY

Built in 2022, this exceptional home is the epitome of luxury and modern design. Expertly crafted by a renowned local firm, this striking detached residence is one of only two of its kind, offering an exclusive and thoughtfully designed layout. Boasting five spacious double bedrooms, three stylish bathrooms, and a generous plot, it's a property that truly impresses.

The expansive frontage provides ample parking for multiple vehicles, along with a triple carport-perfect for hosting guests or accommodating caravans and boats. Just moments from the stunning shores of Lee-on-the-Solent and Hill Head beaches, this remarkable home is perfectly positioned in one of Hampshire's most sought-after coastal locations. Hill Head is a charming seaside village known for its beautiful waterfront, sailing community, and access to scenic walks along the Solent. The area is home to Titchfield Haven Nature Reserve, a haven for wildlife enthusiasts, and benefits from excellent local amenities, including highly regarded schools, boutique shops, and welcoming cafés.

Stepping inside, the home welcomes you with a grand entrance hallway leading to a separate lounge, a convenient downstairs W/C, a well-equipped utility room, and the breath-taking kitchen/dining/living space. Stretching over 30 feet and featuring underfloor heating throughout, this show stopping area is designed for entertaining, complete with bi-fold doors opening onto the beautifully landscaped garden.

Upstairs, the master suite is a true sanctuary, boasting a vaulted ceiling, Juliet balcony overlooking the rear, a fitted dressing area, and a sleek en-suite shower room. Four additional double bedrooms, including one with its own en-suite, and a luxurious four-piece family bathroom complete this exceptional home.

With its enviable location, stunning design, and outstanding space, this is an opportunity not to be missed. Contact our Stubbington Branch today to arrange your viewing!

5 

3 

2 











ENTRANCE HALL

LOUNGE 14' 7" x 13' 9" (4.44m x 4.19m)

KITCHEN/DINER/FAMILY ROOM 31' 6" x 22' 8" (9.6m x 6.91m)

UTILITY ROOM 10' 7" x 6' 5" (3.23m x 1.96m)

WC 6' 6" x 4' 4" (1.98m x 1.32m)

LANDING

MASTER BEDROOM 14' 7" x 14' 6" (4.44m x 4.42m)

DRESSING ROOM 8' 9" x 8' (2.67m x 2.44m)

ENSUITE 7' 5" x 7' (2.26m x 2.13m)

BEDROOM TWO 14' 5" x 12' 3" (4.39m x 3.73m)

ENSUITE 8' x 4' 7" (2.44m x 1.4m)

BEDROOM THREE 14' 6" x 10' 8" (4.42m x 3.25m)

BEDROOM FOUR 14' 5" x 10' (4.39m x 3.05m)

BATHROOM 9' 5" x 6' 7" (2.87m x 2.01m)

LANDING

BEDROOM FIVE 24' x 12' (7.32m x 3.66m)

STORAGE 11' 3" x 8' 6" (3.43m x 2.59m)

OUTSIDE

REAR GARDEN

DRIVEWAY

CARPORT

GROUND FLOOR

1ST FLOOR

2ND FLOOR



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band G

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

**Jeffries
Dibbens &**
estate and letting agents

Exceptional

f @JeffriesAndDibbens

ig @JeffriesAndDibbens

tw @JeffriesDibbens

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