



5 Hill Head Road
Hill Head, PO14 3JH

Exceptional

PROPERTY SUMMARY

Positioned in one of Hill Head's most coveted coastal settings, this exceptional five-bedroom residence offers a rare opportunity to enjoy uninterrupted, panoramic views across the Solent. A truly unique home, it blends generous living space with exquisitely landscaped gardens, delivering a lifestyle of tranquillity, privacy, and natural beauty.

Flooded with natural light, the elegant lounge invites both relaxation and entertaining, with ever-changing seascapes visible year-round. A sun room to the rear offers an additional peaceful retreat, while the expansive open-plan kitchen and dining area ensures seamless flow across the ground floor—perfect for modern family living or hosting guests.

What truly sets this home apart is its exceptional outdoor space. Both the front and rear gardens enjoy an extraordinary level of privacy, with the property set well back from the road behind a beautifully maintained front garden and generous driveway. To the rear, the large, elevated upper garden offers stunning, uninterrupted sea views that feel uniquely yours—creating the sensation of a private coastal lookout. This area is ideal for outdoor dining, entertaining, or simply soaking in the surroundings in peace.

From the upper garden, a discreet pathway leads down to a vast, lawned lower garden, perfect for family enjoyment or quiet relaxation. At its far end, a private wooden gate provides direct access onto the beach—an incredibly rare and special feature. Whether for morning swims, evening strolls, or weekend paddleboarding, this direct beachfront connection is the essence of coastal living.

The gardens are further enhanced by a collection of versatile outbuildings, including two charming summer houses, a workshop, a potting shed, a greenhouse, and a shed—providing ample space for hobbies, storage, or creative use.

Inside, the five well-proportioned bedrooms are thoughtfully arranged over two floors, including a spacious master suite with commanding sea views. A standout feature is the upper-level lounge/bedroom one, which opens onto a private balcony offering breathtaking vistas across the garden and Solent—a perfect spot to unwind at the end of the day.

The home includes two bathrooms and two additional WCs, including one conveniently located off bedroom two, offering added privacy for guests or family members.

A charming thatched double garage adds character to the front of the property and provides covered parking along with ample storage space.

Built in 1957, this cherished home has had just one previous owner, a testament to its enduring appeal and the exceptional lifestyle it provides. Whether as a full-time residence or a peaceful retreat by the coast, this is a rare opportunity to secure a substantial home in one of the south coast's most desirable locations.

5



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LOCATION Hill Head is on the coast of the Solent, south of Stubbington, west of Lee-on-the-Solent and south east of Titchfield and is the perfect location for those seeking the seaside lifestyle. The area has an abundance of amenities such as shops, eating establishments, Sailing clubs and Titchfield Haven Nature Reserve. Hill Head is particularly popular with those passionate about water sports - sailing, windsurfing, kitesurfing and fishing being the most popular pastimes upon its shores.

ENTRANCE HALL

DOWNSTAIRS SHOWER ROOM

W/C

STUDY / BEDROOM 5 15' 5" x 14' 5" (4.7m x 4.39m)

SITTING ROOM 19' 9" x 14' 5" (6.02m x 4.39m)

GARDEN ROOM 14' 5" x 6' 3" (4.39m x 1.91m)

DINING ROOM 11' 11" x 9' 11" (3.63m x 3.02m)

KITCHEN/BREAKFAST ROOM 23' 10" x 9' 9" (7.26m x 2.97m)

LIBRARY 14' 4" x 7' 2" (4.37m x 2.18m)

LANDING

With a 14'4 x 7'2 alcove ideal for an extra study or storage area.

BATHROOM

BEDROOM 1 21' 1" x 16' 1" (6.43m x 4.9m)

BALCONY

BEDROOM 2 14' 4" x 9' 1" (4.37m x 2.77m)

ENSUITE

BEDROOM 3 16' 2" x 11' 1" (4.93m x 3.38m)

BEDROOM 4 17' 3" x 9' 9" (5.26m x 2.97m)

OUTSIDE

LARGE FRONT GARDEN

DRIVEWAY

THATCHED DOUBLE GARAGE 33' 4" x 15' 1" (10.16m x 4.6m)

With a 12'10 x 11'11 workshop with a W/C to the rear.

REAR GARDEN

SUMMERHOUSE 9' 8" x 9' 8" (2.95m x 2.95m)





LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band G

VIEWINGS
By prior appointment only



APPROXIMATE GROSS INTERNAL AREA = 2594 SQ FT / 241.0 SQ M
OUTBUILDINGS = 889 SQ FT / 82.6 SQ M
TOTAL = 3483 SQ FT / 323.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 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



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