

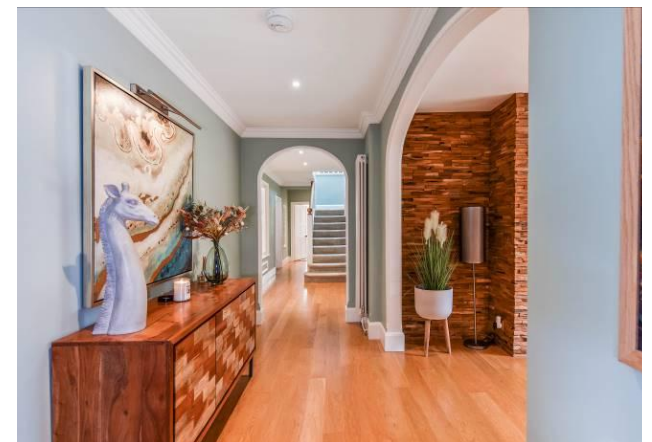
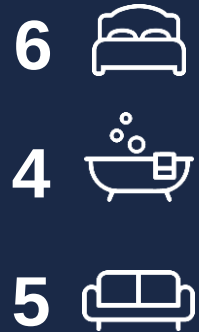


Dormers, Crofton Avenue
Hill Head, PO13 9NJ

Exceptional

PROPERTY SUMMARY

Comprising of approximately 7160 square feet, this impressive family home is situated on Hill Head Seafront and boasts panoramic views across the Solent to the Isle of Wight. The current owners have extensively renovated and extended the property, adding a heated swimming pool with deck, a fully equipped, sea-facing gym and a sleek office with vaulted ceilings. This detached home comprises of six bedrooms, four bathrooms and five reception rooms and still has scope to expand further due to the property's extensive plot. The property is positioned nine meters above sea level and the decked balcony on the first floor overlooks the spectacular beach side views. There have been plans previously drawn up and approved to build a separate dwelling (detached bungalow) on the land and this potential remains, subject to appropriate planning. Further to this, there is valid planning permission for a kitchen extension (please see plans with brochure). The house faces south and enjoys a sunrise from the bottom of the garden to a sunset from the new balcony. Just a few further benefits include driveway parking with new electric gates with Number Plate Recognition and Facial ID recognition entry system, a triple garage with electric doors and a brand new gas central heating system as well as fully rewired electrics. With a private pathway leading to the seafront just 20 meters away, this coastal property could be perfect for those looking to live in a touch of paradise.







A note from the owners ...

Living by the sea

It has been an absolute privilege and an experience of a lifetime living at Dormers. Being so close to the sea in privacy and surrounded by nature and changing atmospherics has been amazing. The house faces south and enjoys a sunrise from the bottom of the garden to a sunset from the new balcony. We sat in the garden and enjoyed some fantastic sunsets.

The house is both cosy enough to feel like home and expansive enough to get lost on the grounds or within the various parts of the home.

We have enjoyed many parties and events both outside and inside. The views always amaze our friends and family when they visit and are a perfect backdrop to whatever we do.

Memorable events over the year have been New Year's Eve and fireworks across the Isle of Wight. Watching Cowes week and round the Island and the weather changes.

Over the past four years, we have also enjoyed the building project of going room to room and getting things done correctly and as we want. However, life is changing for us, and we are looking at new horizons abroad and feel now is the time to move on and let someone else complete this once-in-a-generation home.

History of Dormers

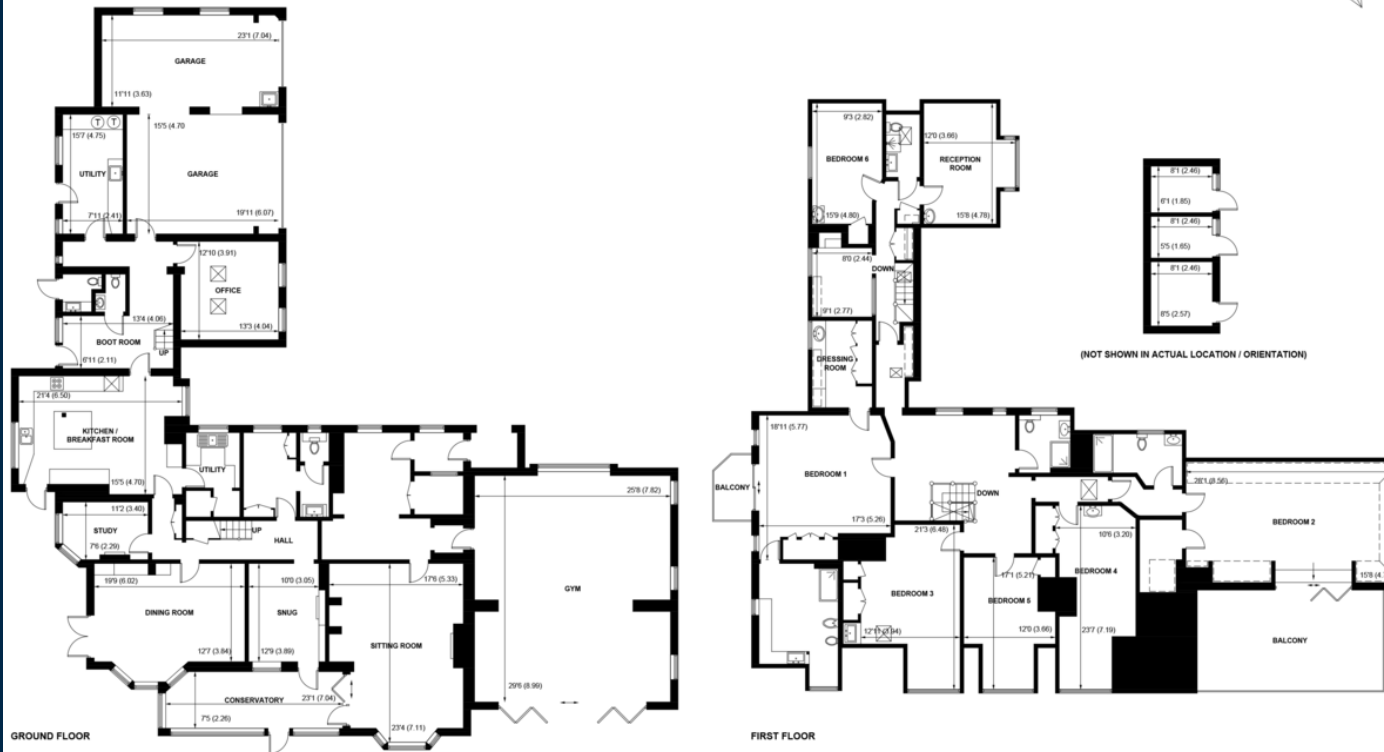
- The house was originally built by Charles E. Nicholson, designer of the J-Class yacht. Original deeds of the house are available.
 - https://en.wikipedia.org/wiki/Charles_Ernest_Nicholson
- The house has had five previous families living there since c1922-1925, including Admiral Richard Bell Davies VC.
 - https://en.wikipedia.org/wiki/Richard_Bell_Davies.







PORCH	DRESSING ROOM
ENTRANCE HALL	SHOW ER ROOM
COAT CUPBOARD	BEDROOM 2 28' 1" x 15' 8" (8.56m x 4.78m)
CLOAKROOM	BALCONY
SITTING ROOM 23' 4" x 17' 6" (7.11m x 5.33m)	SHOW ER ROOM
SNUG 12' 9" x 10' 0" (3.89m x 3.05m)	BEDROOM 3 21' 3" x 12' 11" (6.48m x 3.94m)
DINING ROOM 19' 9" x 12' 7" (6.02m x 3.84m)	BEDROOM 4 23' 7" x 10' 6" (7.19m x 3.2m)
CONSERVATORY 23' 1" x 7' 5" (7.04m x 2.26m)	BEDROOM 5 17' 1" x 12' 0" (5.21m x 3.66m)
STUDY 11' 2" x 7' 6" (3.4m x 2.29m)	BEDROOM 6 15' 9" x 9' 3" (4.8m x 2.82m)
KITCHEN/BREAKFAST ROOM 21' 4" x 15' 5" (6.5m x 4.7m)	RECEPTION ROOM 15' 8" x 12' 0" (4.78m x 3.66m)
UTILITY ROOM	STORAGE ROOM
BOOT ROOM 13' 4" x 6' 11" (4.06m x 2.11m)	OUTSIDE
CLOAKROOM	GAR AGE 19' 11" x 15' 5" (6.07m x 4.7m)
OFFICE 13' 3" x 12' 10" (4.04m x 3.91m)	OUTSIDE W/C
BOILER ROOM 15' 7" x 7' 11" (4.75m x 2.41m)	GAR AGE 23' 1" x 11' 11" (7.04m x 3.63m)
GYM 29' 6" x 25' 8" (8.99m x 7.82m)	FRONT GARDEN
UPSTAIRS LANDING	DRIVEWAY PARKING
BEDROOM 1 18' 11" x 17' 3" (5.77m x 5.26m)	REAR GARDEN
BALCONY	HEATED SWIMMING POOL
ENSUITE	



APPROXIMATE GROSS INTERNAL AREA = 6985 SQ FT / 648.9 SQ M
OUTBUILDING = 171 SQ FT / 15.9 SQ M
TOTAL = 7156 SQ FT / 664.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band H

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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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