



**NESBITT & SONS**  
ESTATE AGENTS



**50 Hill Road, Fareham, PO16 8JZ**  
**Asking price £850,000**

This STUNNING detached family residence is situated on the hillslopes above the historic waterfront village of Portchester which is well renowned for its impressive Roman Castle. The historic Grade I protected Castle has the St Mary's Parish Church within the grounds, there are also many historic houses and a popular public house in Castle Street. Portchester also has good commutable road links to Fareham and the City of Portsmouth, which in turn have mainline railway links to London, Guildford, Southampton and Chichester.

The accommodation is arranged over two floors and comprises: hallway, family room, sitting room, open plan 24' kitchen/dining room, cloakroom and utility room on the ground floor with four double bedrooms, a large feature family bathroom, en-suite shower room and dressing rooms on the first floor.

Providing 2939 sq ft of living space including three stores, a home office, workshop and extensive car parking accessed via a private driveway, the property is offered with gas fired central heating, double glazing, an easterly facing garden with rear pedestrian and vehicular access and no forward chain.

Early internal viewing of this impressive, detached family home is strongly recommended in order to appreciate both the accommodation and location on offer.

## ENTRANCE

To the right hand side of the property is a paved driveway leading to the rear of the property, pedestrian steps and railings leading to private raised garden laid to false grass with resin bond surround and brick retaining wall and fence panelling to one side and picket style fencing to the front and other side, to the left hand side of the property is an arched gateway leading to rear garden, external power points, covered porch with double glazed main front door with frosted leadlight panels and arched panel over leading to:

## HALLWAY



Wooden flooring with underfloor heating, high ceiling with spotlights and coving, doors to primary rooms, staircase rising to first floor.

## SITTING ROOM 17'3 into bay x 15'1 (5.26m into bay x 4.60m)



Double glazed bay window to front aspect with plantation shutter blinds and wooden sill, composite stone surround fireplace with living flame gas fire, ceiling spotlights and coving, ceiling mounted

speakers for surround sound, underfloor heating, panelled door.

## FAMILY ROOM 17'3 into bay x 15'1 (5.26m into bay x 4.60m)



Double glazed bay window to front aspect overlooking garden with plantation shutter blinds and wooden sill, under window seating and storage, to one wall is a range of wood fronted fitted units with low level surface and media storage cupboards with drawers to either side, wiring and bracket for wall mounted T.V., range of open shelving and storage cupboards, ceiling spotlights and coving, ceiling mounted speakers for surround sound, wooden flooring and underfloor heating.

## KITCHEN / FAMILY & DINING ROOM 24'10 max x 23'2 max (7.57m max x 7.06m max)



Dining area: wooden flooring, range of built-in book shelving with low level cupboards and media shelving to one wall, ceiling spotlights and coving, double glazed windows to side aspect with plantation shutter blinds and wooden sill, peninsular style dividing leading to kitchen, controls for underfloor heating.

Seating area: Roll top radiator, double glazed windows to two aspects with matching blinds.

Kitchen: Comprehensive range of grey fronted wall and floor units with curved corners, range of drawers, two wall mounted units with glazed panelled doors and glass shelving, under unit

lighting, tiled surrounds, inset four ring Neff gas hob with glass splashback, extractor hood fan and light over, twin ovens and hot plate under, integrated dishwasher with matching door, quartz worksurface with built-in wine cooler, 1½ sink unit with mixer tap and cupboards under, curved corner units, tile effect floor with underfloor heating, range of spotlights, ceiling coving, door to:

### OUTER LOBBY

Double glazed door leading to rear garden, doorway to utility room and door to:

### CLOAKROOM

Concealed cistern w.c., with shelf over, wash hand basin with shelving to one side, tiled splashback, tiled flooring, extractor fan, ceiling spotlights, panelled door.

### UTILITY ROOM 11'10 x 5'8 (3.61m x 1.73m)



Double glazed window to rear aspect with plantation shutter blinds, tiled flooring, cloaks hanging area, controls for security CCTV, work surface with 1½ bowl stainless steel sink unit with mixer tap and cupboard space under, washing machine point, space for American style fridge freezer, range of wall units, extractor fan, ceiling spotlights and coving, door to:

### BOILER ROOM

Manifolds for underfloor heating, Vaillant boiler supplying domestic hot water and central heating with hot water cylinder and pump system (not tested).

### FIRST FLOOR

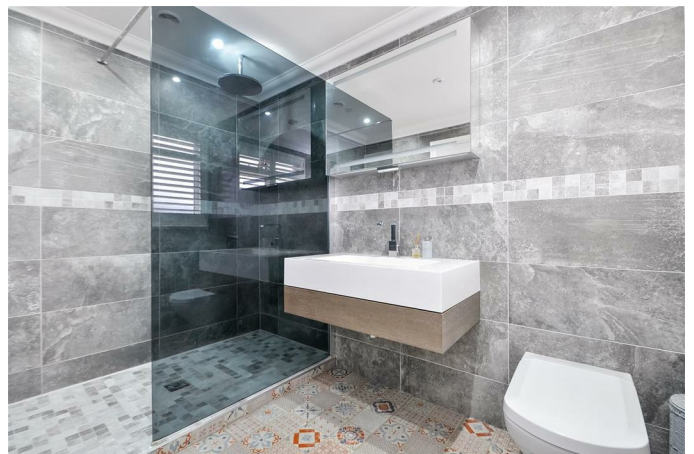
Landing with balustrade, double glazed frosted window to side aspect, ceiling spotlights and coving, roll top radiator, doors to primary rooms, large built-in airing cupboard with range of shelving.

### MASTER BEDROOM 15'11 into dormer x 13'7 (4.85m into dormer x 4.14m)



Double glazed dormer window to rear aspect with plantation shutter blinds and far-reaching views, ceiling coving, bracket and wiring for wall mounted T.V, door to en-suite shower room, slight eaves to rear ceiling restricting headroom.

### EN-SUITE SHOWER ROOM



Vinyl tiled flooring, roll top radiator with chrome heated towel rail, double glazed frosted window to rear aspect with plantation shutter blinds, concealed cistern w.c., with twin flush, vanity unit with rectangular wash hand basin and mixer tap, mirror and lighting over, large shower area with drench style hood, wall mounted controls, floor drain away and drying area to one end, fully ceramic tiled to walls.

### WALK-IN WARDROBE

L shaped, open hanging rails, range of shelving, ceiling spotlights, access to loft space, ceiling coving.

**WALK-IN DRESSING ROOM / WARDROBE 9'3 x 4'0 (2.82m x 1.22m)**

Twin doors, open hanging rails and range of shelving, ceiling spotlights and coving, automated lighting.

**BEDROOM TWO 13'11 x 13'9 (4.24m x 4.19m)**



Double glazed dormer window to rear aspect with plantation shutter blinds and far-reaching views and roll top radiator under, ceiling coving, panelled door, slight eaves to rear ceiling restricting headroom.

**BEDROOM THREE 12'11 x 11'0 (3.94m x 3.35m)**



Central double glazed dormer window to front aspect with plantation shutter blinds and roll top radiator under, panelled door, ceiling coving, slight eaves to front ceiling restricting headroom.

**BEDROOM FOUR 11'0 x 11'0 (3.35m x 3.35m)**



Double glazed dormer window to front aspect with plantation shutter blinds and roll top radiator under, panelled door, slight eaves to front ceiling restricting headroom.

**FAMILY BATHROOM SUITE 10'10 x 9'10 (3.30m x 3.00m)**



Double glazed frosted dormer window to front aspect with plantation shutter blinds, roll top radiator, towel rail, white suite comprising: concealed cistern w.c., with twin flush, wooden vanity area with twin rectangular wash hand basins with mirror and lighting over, floor up-light spotlights (censor controlled), double ended panelled bath with central wall mounted filler and controls with drench style shower over, shelf to one end with T.V, ceiling coving, slight eaves to front ceiling restricting headroom.

## OUTSIDE



Directly to the rear of the property is a raised terrace with balustrade and built-in storage cupboard, external water tap, covered veranda with awning, external spotlights, glazed panelling to one side, steps leading down to primary parking and turning area, enclosed by high brick retaining walls with central wooden panelling on the left-hand side, with panelling and concrete posts to the right. The car parking area is paved with parking for numerous cars, central pergola with paved area to one side, lawned garden, rotary line area, raised decked area, two large sheds, double gates leading to hardstanding with rear pedestrian and vehicular access, raised plinth with open sided summer house with balustrades and roll up sides.

## OUTBUILDINGS



**STORE 11'5 x 6'4 (3.48m x 1.93m)**

**OFFICE 10'6 x 9'0 (3.20m x 2.74m)**

Door and window to side aspect, lighting and air conditioning unit.

**WORKSHOP 11'10 x 11'5 (3.61m x 3.48m)**

Workbench, door to side aspect, window to rear.

**STORE 12'6 x 8'3 (3.81m x 2.51m)**

Door to one end, windows to front aspect.

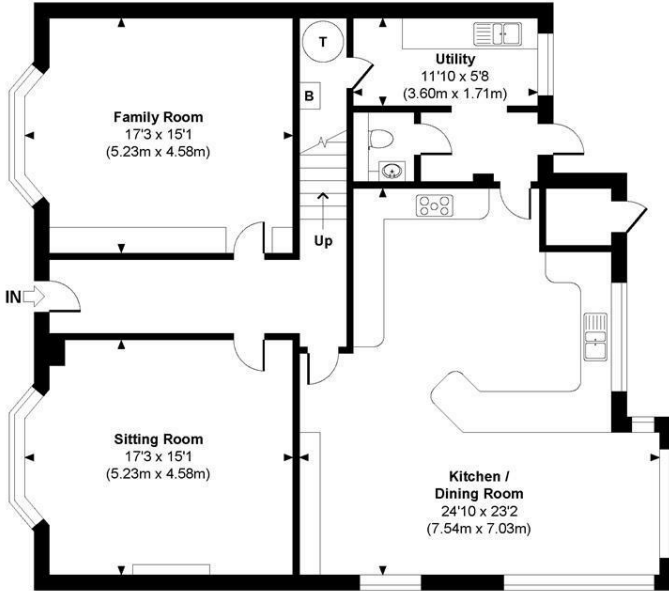
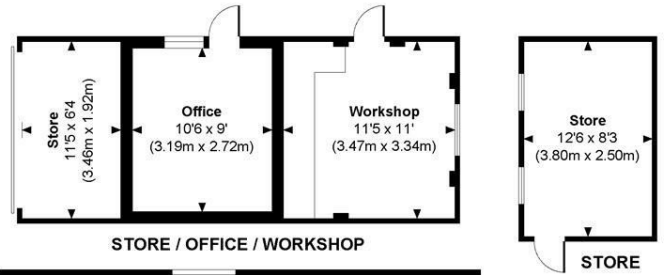
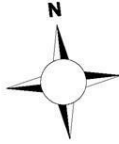
**STORE 15'3 x 8'6 (4.65m x 2.59m)**

Door to one end, window to front aspect.

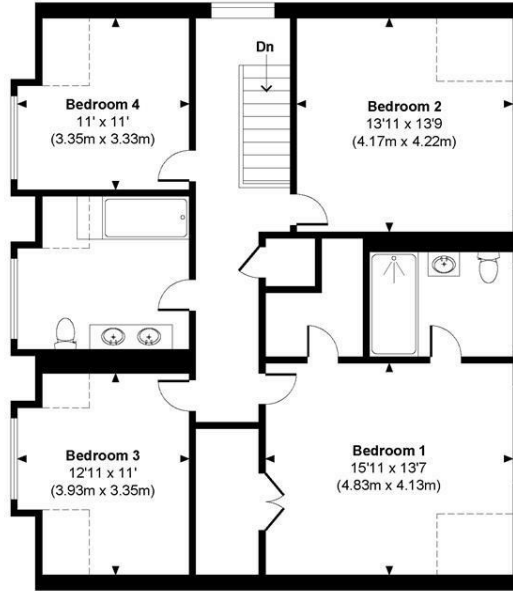
# Floor Plan

## Hillside

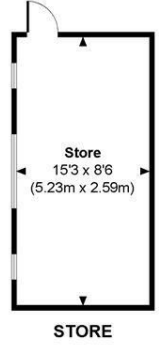
Approximate Gross Internal Area  
 Main House = 2386 Sq Ft / 221.65 Sq M  
 Store = 305 Sq Ft / 28.29 Sq M  
 Store / Office / Workshop = 248 Sq Ft / 23.05 Sq M  
 Total = 2939 Sq Ft / 272.99 Sq M  
 Outbuildings are not shown in correct orientation or location.  
 Includes areas with Restricted room height.



GROUND FLOOR



FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		81	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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