



**NESBITT & SONS**  
ESTATE AGENTS



**123 Hill Road, Fareham, PO16 8JY**  
**£895,000**

Nestled on the prestigious Hill Road in Portchester, this stunning detached family home offers a unique blend of modern design and breathtaking natural beauty. With its prominent hillside location, residents can enjoy panoramic views of the harbour, creating a picturesque backdrop for everyday living.

The property boasts two spacious reception rooms providing ample space for relaxation and entertaining. With four well-appointed bedrooms and three contemporary bathrooms, this home is perfect for families or those seeking extra space. The heart of the home is undoubtedly the remarkable open plan kitchen, dining, and family area. Featuring floor-to-ceiling windows, this space is flooded with natural light and offers a seamless connection to the outdoors. Underfloor heating adds a touch of luxury, ensuring comfort throughout the year. There is also the benefit of a bespoke home office which is accessed via a secret bookcase door.

The south-facing garden is a true highlight, providing a serene outdoor retreat. It is beautifully landscaped and includes an outhouse currently utilised as a gym, making it an ideal space for fitness enthusiasts or those seeking a quiet place to unwind.



Entrance Hallway



Downstairs WC

Bedroom Four 11'0 x 10'10 (3.35m x 3.30m)



En-Suite



Kitchen/Dining/Family Room 23'6 x 18'6 (7.16m x 5.64m)



Office 12'4 x 9'4 (3.76m x 2.84m)



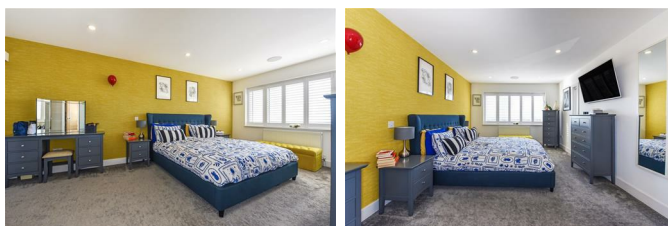
Sitting Room 19'5 x 12'3 (5.92m x 3.73m)



Gallery Landing



Master Bedroom 19'1 x 11'2 (5.82m x 3.40m)



En-Suite



Family Bathroom



Bedroom Two 12'2 x 12'0 (3.71m x 3.66m)



Outside

Driveway

Garden



Garden Room 13'8 x 9'3 (4.17m x 2.82m)

Bedroom Three 12'5 x 12'2 (3.78m x 3.71m)





Floor Plan

123, Hill Road, PO16 8JY

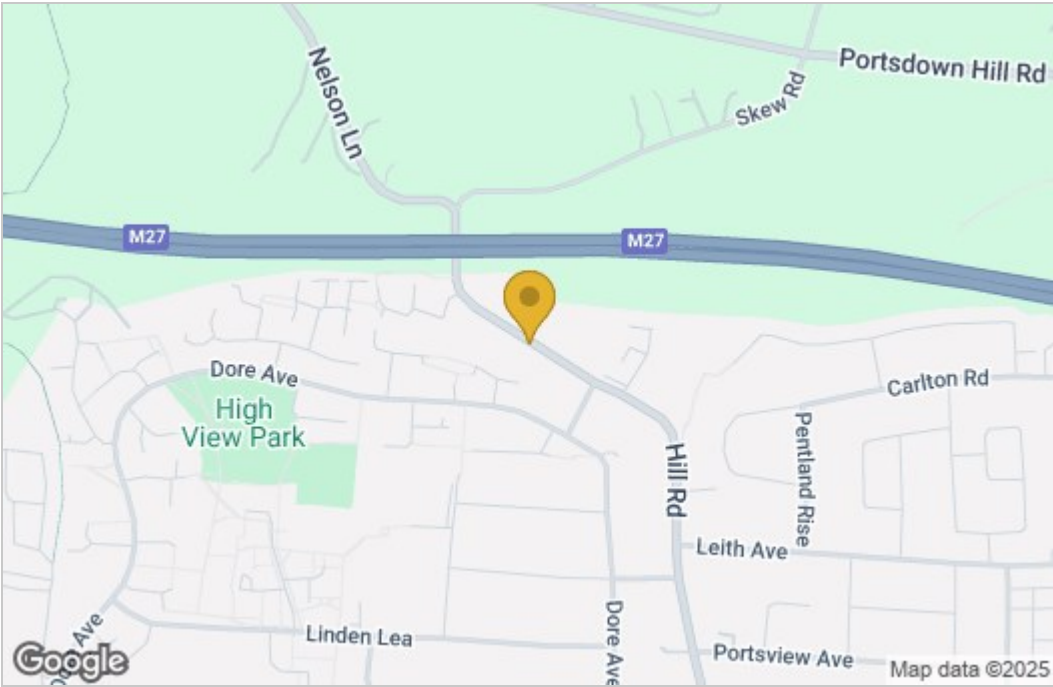
Approximate Gross Internal Floor Area  
2111 Sq Ft / 196.1 Sq M  
Outbuilding = 203 Sq Ft / 18.9 Sq M  
Total = 2314 Sq Ft / 215.0 Sq M



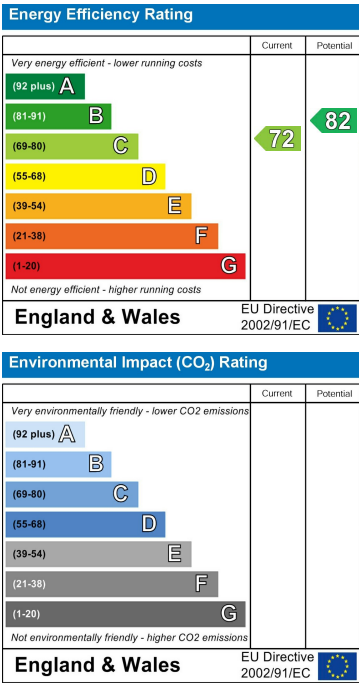
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The Plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact.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

Area Map



Energy Efficiency Graph



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