



11 Hilltop Crescent

Drayton, Portsmouth, PO6 1BB

Offers in excess of £795,000



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Welcome to Hilltop Crescent...

Nestled in the desirable and tranquil cul-de-sac of Hilltop Crescent in Drayton, Portsmouth, this impressive detached four-bedroom family home is now available on the sales market. Perfectly positioned in one of the area's most sought-after locations, this property offers stunning, far-reaching views of Butser Hill and the South Downs, providing a picturesque backdrop to your everyday life.

As you approach the home, you'll immediately notice its attractive curb appeal, complemented by a spacious driveway that can accommodate multiple vehicles. The property also boasts a large double garage with power, lighting and additional boarded loft space, providing ample storage options.

Upon entering, you are greeted by a grand and spacious entrance hall with full-height ceilings, setting the tone for the rest of the house. The entrance hall is thoughtfully designed with bespoke understair cupboard drawers, ensuring that every inch of space is utilized efficiently. The ground floor offers an abundance of living space, starting with a bright and inviting south-facing lounge that fills with natural light throughout the day. An additional reception room overlooks the front, which can serve as a snug, playroom, or additional living area, adding to the versatility of the home.

The heart of the house is undoubtedly the open-plan kitchen and breakfast room, featuring a large island, a range cooker, and plenty of space for casual dining. This area seamlessly flows into the spacious dining room, where wall paneling adds a touch of elegance. For added convenience, a utility room with bespoke

handmade cupboards and a separate office are also located on the ground floor, catering to the needs of a modern family. A downstairs WC completes the layout of the ground floor.

Upstairs, the first floor accommodates four well-proportioned bedrooms, three of which are doubles. The master bedroom is a true retreat, complete with an en-suite shower room and built-in storage. The remaining bedrooms share a modern and stylish family bathroom. A loft hatch with a fitted ladder provides easy access to additional storage space.

Outside, the south-facing rear garden has been beautifully landscaped to offer a serene outdoor living experience. It features two patio areas, ideal for al fresco dining or entertaining, along with well-maintained lawns and a play area, making it perfect for families with children.

With easy access to local shopping amenities, bus routes, recreation grounds, and commutable road and rail links, this home is also within the catchment area for the highly regarded Solent Infant and Junior Schools, Court Lane and Springfield Schools (subject to confirmation). This exceptional property offers the perfect blend of comfort, convenience, and style, making it an ideal choice for families looking to settle in one of Drayton's most prestigious locations.



Road Map



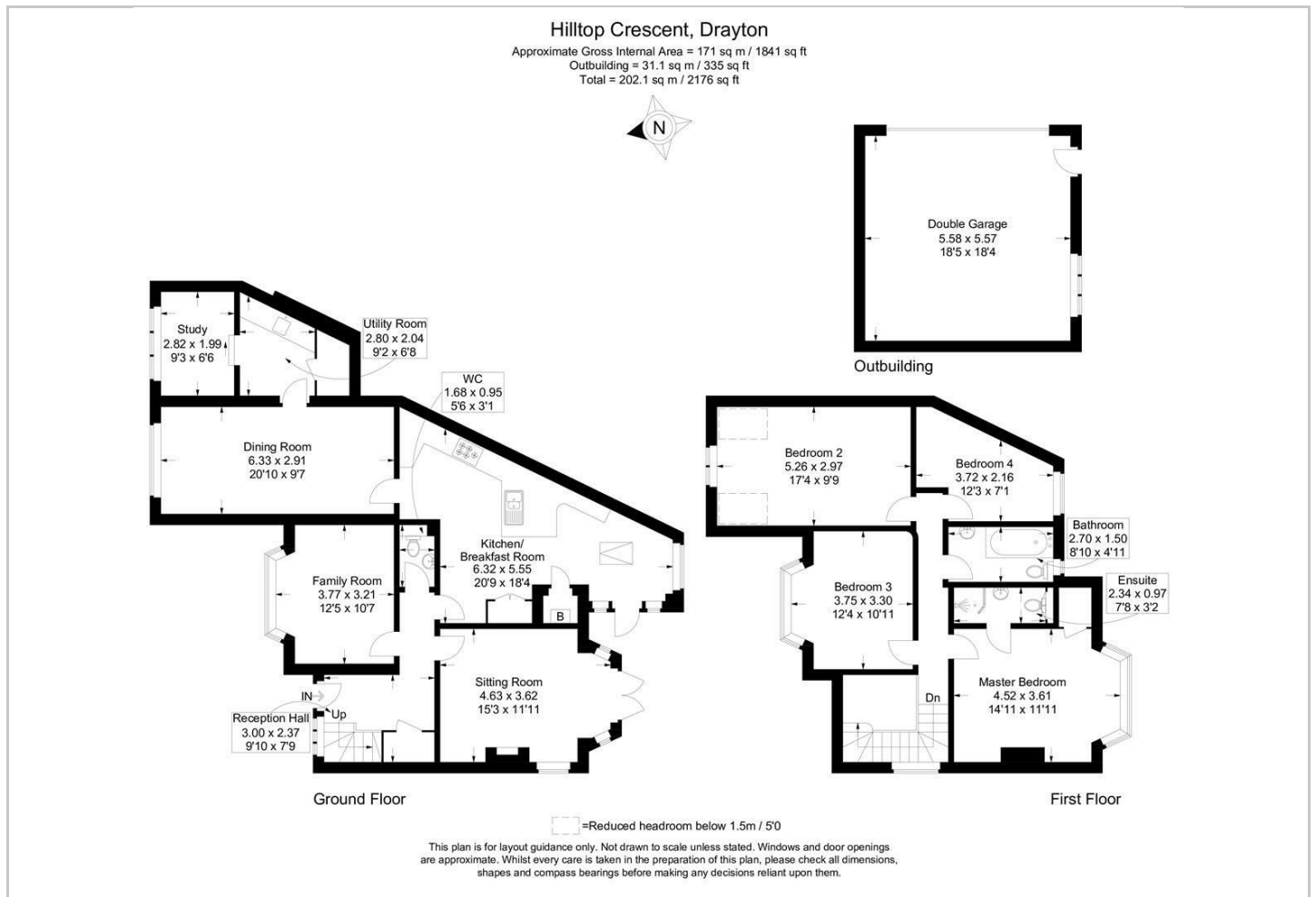
Hybrid Map



Terrain Map



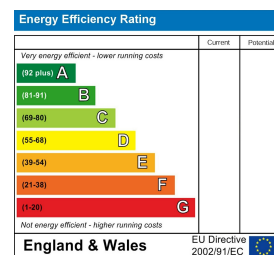
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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