



Haft Kel, 16 Hilltop Crescent, Drayton, Hampshire, PO6 1BD

TOWN & COUNTRY
SOUTHERN



An Individually Designed Detached Family Home

Three / Four Bedrooms & Two / Three Receptions

**Backing onto The Golf Course
Far Reaching Views**

Enclosed Rear Gardens, Garage & Parking

An individually designed, detached family home which is situated in a popular elevated cul-de-sac location with outstanding views to the rear over a golf course and far reaching views towards to the South Downs in the distance, yet within easy access of local shopping amenities, bus routes, catchment for Court Lane and Springfield Schools (subject to confirmation), as well as commutable road and rail links. The

accommodation is arranged over two primary floors and comprises: hallway, 19' living room, conservatory, dining room, fitted kitchen, utility room, cloakroom and study on the ground floor with three double bedrooms, the primary one having an en-suite shower room and bathroom on the first floor. The property backs onto a golf course and is set back from the road with a deep front garden and has a manicured, established

rear garden with brick built shed. Offered with no forward chain, off road parking and garage, side pedestrian access as well as fitted floor coverings throughout, the property has been the ideal home for the current owners for over 50 years and early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE: Lowered kerb, pillared gateway with wrought iron gates and brick retaining walls to either side leading to brick paved driveway and parking with access to garage, curved wall with steps leading to lawned front garden with mature shrubs, evergreens and bushes, to the right hand side of the property is a gate to rear garden, twin leadlight storm doors leading to:

PORCH: Tiled flooring, internal frosted glazed panelled door with panel depicting No.16 and leadlight panels to either side and over leading to:

HALLWAY: Picture rail, radiator, panelled doors to primary rooms, balustrade staircase rising to first floor with storage cupboard housing gas & electric meters.

STUDY: 11'4" x 8'8" Double glazed leadlight windows to front aspect overlooking driveway, picture rail, range of built-in study furniture with desk, range of drawers and storage cupboards to either side, cupboards and shelving over.

CLOAKROOM: Concealed cistern w.c. with mirror over, ceramic tiled to half wall level, wash hand basin with mixer tap, tiled flooring.



KITCHEN: 11'4" x 10'0" with square opening leading to dining room, maximum depth of adjoining rooms 21'1". Comprehensive range of cream fronted wall and floor units with quartz work surface, inset 1½ bowl sink unit with mixer tap, water filter tap and waste disposal unit, integrated Bosch dishwasher with matching door, range of storage cupboards and corner units, under unit lighting, Amtico flooring, free standing gas fired Aga with twin circular hot plates and ovens under, concealed lighting, double glazed leadlight window to side aspect with views towards the South Downs, glazed panelled door with leadlight stained glass panel leading to hallway, dimmer switch, ceiling spotlights, power points with USB ports, integrated fridge with matching door, inset Neff induction hob with double ovens under, glass splashback and extractor hood, fan and light over.

DINING ROOM: 12'5" x 10'1" Matching flooring, large understairs storage cupboard, dimmer switch, bi-folding double glazed doors leading to conservatory, radiator, double glazed leadlight window to rear aspect overlooking garden, door to:

UTILITY ROOM: 10'7" x 5'0" Matching flooring, tall larder style storage cupboard with shelving, work surface with plumbing for washing machine under, space for fridge/freezer and tumble dryer, water softener, wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested), double glazed leadlight windows to side and rear aspect, double glazed door to outside.

CONSERVATORY: 10'2" x 10'1" Polycarbonate glazed roof with central light, twin double glazed doors with windows to either side leading to rear garden, low sill with windows to side aspect, electric panel heater, tiled flooring, bi-folding doors leading to:

LIVING ROOM: 19'6" x 11'4" Double glazed leadlight windows to front aspect overlooking garden with radiator under, central surround chimney breast with log burner and tiled hearth, radiator with cover over, double glazed frosted windows to either side of chimney breast.

FIRST FLOOR REAR LANDING: Split-level landing to front and rear aspects, landing to rear with double glazed frosted window to side aspect, picture rail.

BEDROOM 1: 14'5" x 10'8" Double glazed leadlight window to rear aspect with far reaching views towards Bunker Hill in one direction and overlooking golf course in the other, radiator, range of mirror fronted built-in wardrobes to one wall with hanging space and shelving, door to:

EN-SUITE SHOWER ROOM: Shower cubicle with glazed panelled door and recessed shelf, chrome heated towel rail, rectangular wash hand basin with mixer tap and curved unit under, mirror fronted medicine cabinet over, further built-in storage cupboards, low level w.c., double glazed frosted window to side aspect, Karndean flooring, narrow doorway interlinking to bedroom 2.

FRONT LANDING: Access to loft space.

BEDROOM 2: 12'4" x 11'5" Double glazed leadlight window to front aspect with far reaching views towards Bunker Hill in the distance, access to loft storage space, narrow doorway leading to en-suite to bedroom 1, double glazed window to side aspect, radiator, built-in double doored storage cupboard, access to eaves storage space, panelled door.

BATHROOM: White suite comprising: double ended panelled bath with wall mounted hand grips, folding shower screens to either side with central shower and wall mounted controls, fully ceramic tiled to walls, wash hand basin with mixer tap and drawer under with mirror and lighting over, shaver point, double glazed frosted window to front aspect, close coupled w.c., heated towel rail, Amtico flooring.

BEDROOM 3: 12'5" x 11'5" Double glazed window to front aspect with far reaching views towards Bunker Hill, access to loft storage space, ceiling spotlights, further storage eaves, panelled door, radiator, dimmer switch.

OUTSIDE: To the side, accessible from the utility room is a paved patio area with retaining wall and wood stores, arched opening leading to primary rear garden with pathway accessible from the conservatory which has a further pathway wrapping round to the right hand side and gated entrance to the front garden, central steps leading to lawned garden with mature shrubs, evergreens and bushes, to the left hand side of the garden is a manicured hedge with raised brick borders, shrubs and bushes, with further steps leading up to pergola, patio area with gateway onto golf course, curved brick retaining wall and access to:

DETACHED WORKSHOP / SHED: 13'4" x 7'5" Windows and door to front aspect, lighting and power.

GARAGE: 14'1" x 7'2" Remote control up and over door, high ceiling, double glazed leadlight window to side aspect, power points.

TO FIND THE PROPERTY: Travelling from our office along the Havant Road in a westerly direction take the third exit at the roundabout into Northern Road, continue into London Road, bear immediately left under the flyover at the George Public House and left again onto Portsdown Hill Road, take the first road on the left hand side into Hilltop Crescent where No.16 can be found on the right hand side just after the brow of the hill.

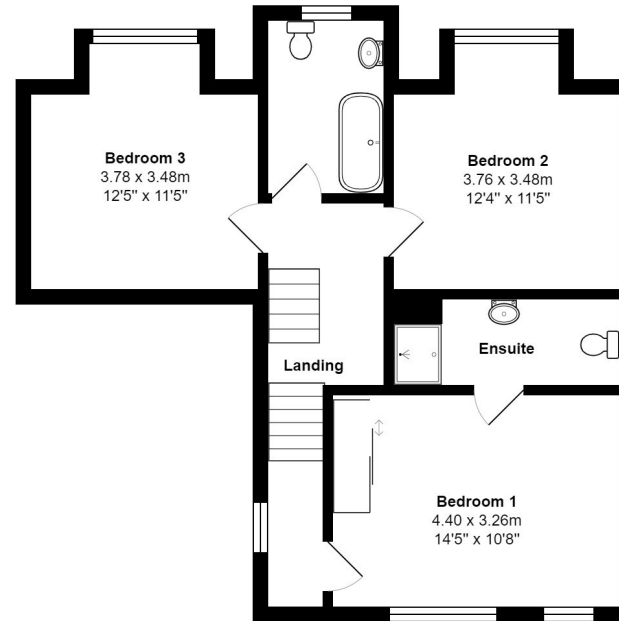
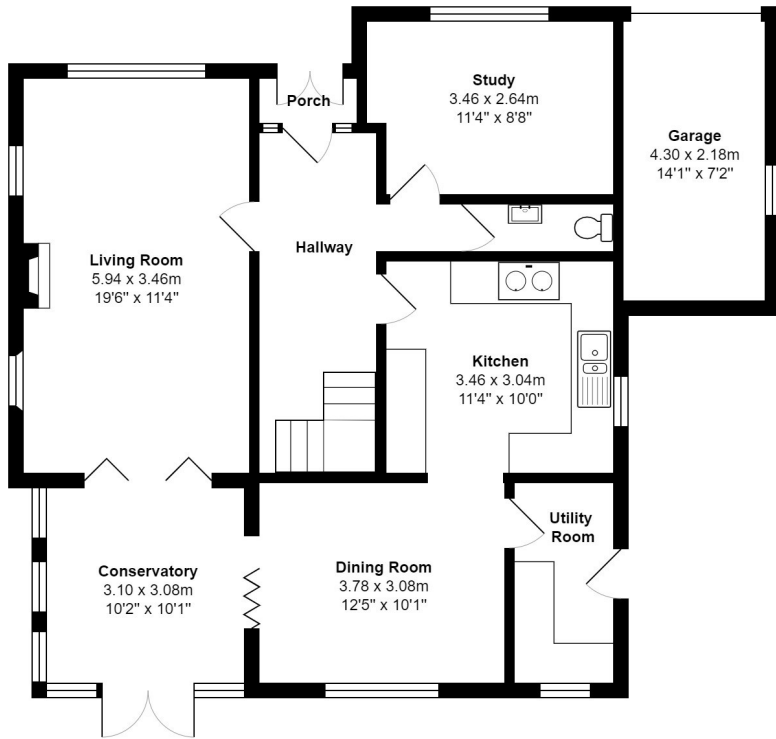
AGENTS NOTES:

Council Tax Band F - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))





Total Area: 155.5 m² ... 1673 ft²

All measurements are approximate and for display purposes only

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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