

Tucked away in a highly regarded location within Hill Head is this stunning and individual family home occupying approximately 0.3 of an acre. This five-bedroom property has been extensively improved and extended by the current owners and now boasts impressive and versatile living accommodation.

Entrance Hallway

Tiled flooring, stairs to first floor, storage cupboard with hanging rail.

Cloakroom

Close coupled WC, wash hand basin set in vanity unit, inset spotlighting, extractor fan.

Lounge

Also used as a home cinema, open fireplace with brick surround and Oak mantel, radiator, UPVC double glazed window and double opening doors to rear garden

Kitchen

An impressive room with bi-folding doors onto the rear garden, base and eye level units, large central island incorporating breakfast bar, Range style oven, wine cooler, integrated dishwasher, space for American style fridge/freezer, two radiators, inset spot lighting, tiled flooring, UPVC double glazed windows to rear and side elevations.

Utility Room

Base and eye level units, sink unit, continuation of matching tiled flooring to kitchen, radiator, window and door to rear.

Dining Room

UPVC double glazed half bay window to front elevation, radiator, feature wood burner with brick surround and tiled hearth, door to:

Boiler Room

UPVC double glazed window to front elevation, wall mounted boiler, water tank and water softener.

Bedroom Five

Two radiators, floor to ceiling tinted UPVC double glazed window to front elevation, door to:

En-Suite Shower Room

UPVC double glazed window to front elevation, close coupled W.C, wash hand basin set in vanity unit, shower cubicle with main shower.

First Floor Landing

Access to loft space and eaves storage, Velux windows, cupboard with hanging rail.

Bedroom One

UPVC double glazed floor to ceiling tinted window to rear elevation, vaulted ceiling with Oak beams, fitted wardrobe, built-in wardrobes, door to:

En-Suite Shower Room

Double shower cubicle with mains shower, Velux window, inset spotlighting, close coupled WC, wash hand basin set in vanity unit.

Bedroom Two

UPVC double glazed floor-to-ceiling tinted window to front elevation, Vaulted ceiling with Oak beams.

Bedroom Three

Double aspect with UPVC double glazed windows to front and rear elevations, access to eave storage, built-in drawer units.

Bedroom Four

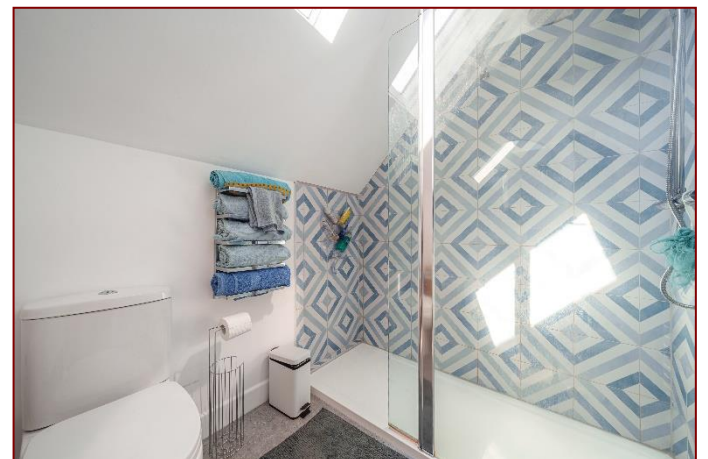
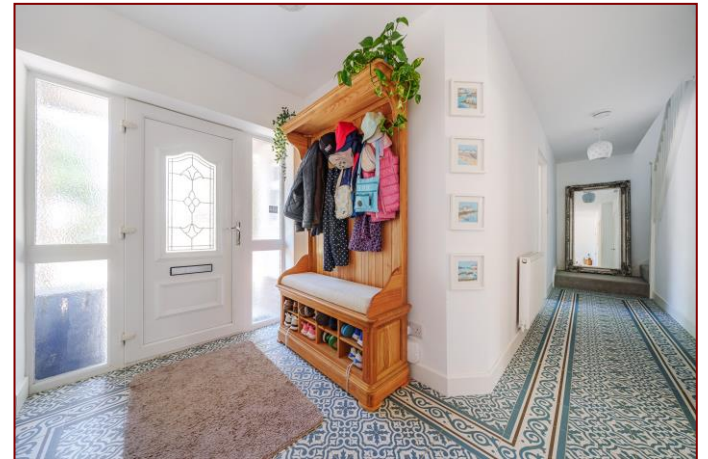
UPVC double glazed window to rear elevation overlooking the rear garden built-in wardrobes radiator inset spotlighting.

Family Bathroom

Spa style bath mixer tap and mains shower over, obscured UPVC double glazed window, inset spotlighting and extractor fan, close coupled WC with concealed cistern, wash hand basin set in vanity.

Outside

The property is set back from the road upon a gravelled driveway providing ample off road parking, double car barn with adjoining storage room, hedging and mature trees, further hardstanding to the side of the house providing an ideal space for boat or motorhome. The mature rear garden benefits from an array of trees and shrubs which provide privacy and seclusion, seating area, summerhouse, storage shed, log store, side pedestrian access.



Crabthorn Farm Lane, Fareham, PO14

Approximate Area = 2274 sq ft / 211.2 sq m (excludes car barn)

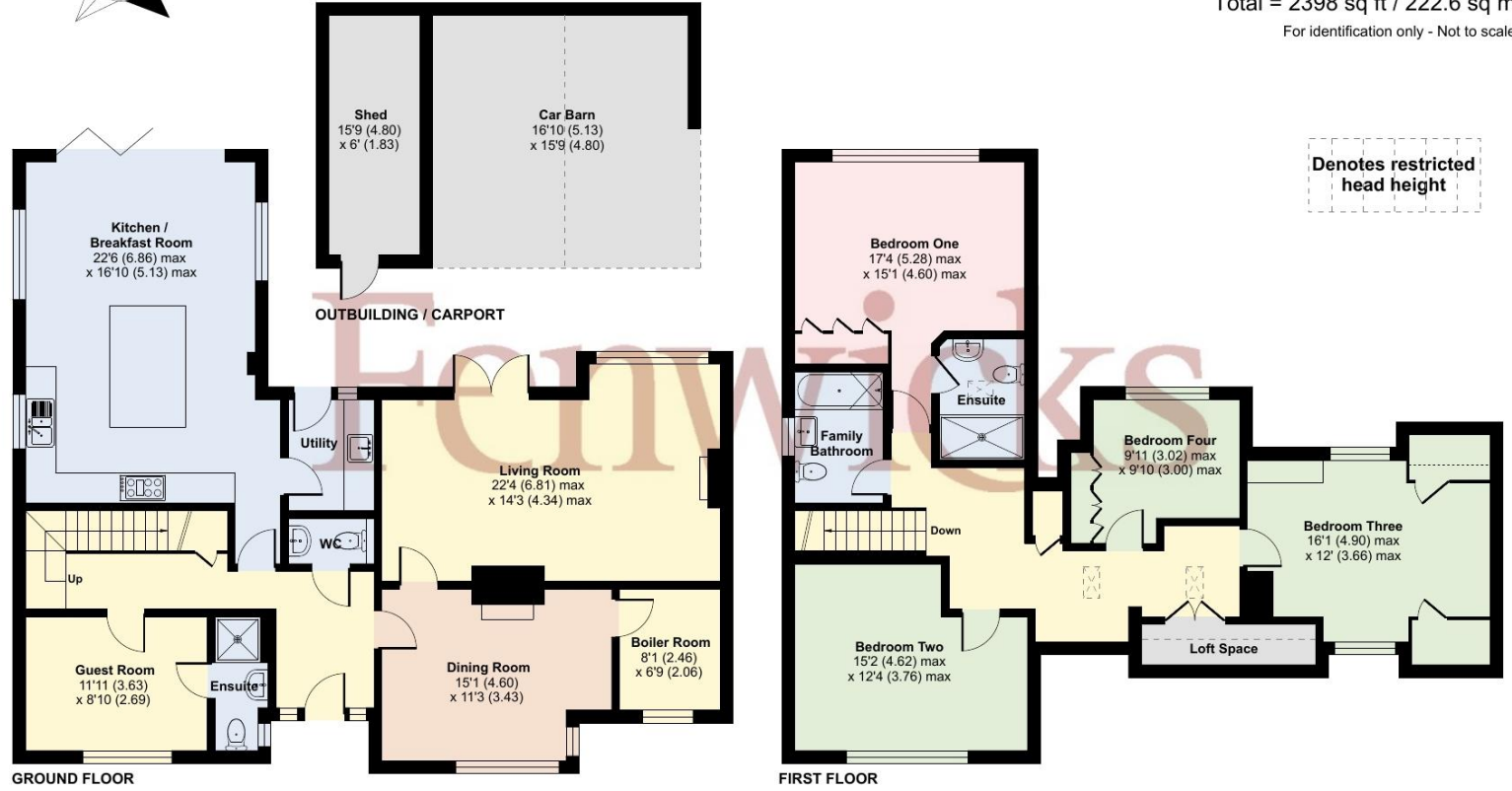
Limited Use Area(s) = 29 sq ft / 2.6 sq m

Outbuilding = 95 sq ft / 8.8 sq m

Total = 2398 sq ft / 222.6 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: E



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1149268

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£895,000

Crabthorn Farm Lane, Hill Head, Fareham, PO14 3HH

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DRAFT DETAILS

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