

A rare opportunity to acquire this magnificent, detached residence situated in one of the areas most desirable locations and set within a private gated development of executive homes. This impressive and spacious property enjoys an elevated position boasting breathtaking views of the Solent, Isle of Wight, Southampton and beyond. Hill Head is a highly sought after area ideal for sailing enthusiasts, coastal walkers and bird watchers, with a harbour and Hill Head Sailing Club close by in addition to Titchfield Nature Reserve with various walking trails.

The Accommodation Comprises

Canopy with lights, window to front elevation and front door to:

Entrance Hall

Spacious entrance hall with attractive custom built oak staircase to first floor landing, understairs cupboard, tiled flooring.

W.C

Close coupled WC, pedestal wash hand basin and radiator.

Dining Room 15' 0" x 12' 9" (4.57m x 3.88m) Maximum

Dual aspect double glazed windows to side elevation, double glazed window to front elevation, radiator, coved ceiling, wood flooring and fitted wall lights.

Lounge 19' 2" x 13' 6" (5.84m x 4.11m) Maximum

Two double glazed windows to side elevation, double opening doors to rear garden with views over The Solent, wood flooring, coved ceiling, fitted wall lights, two radiators and chimney with recess for a wood burner.

Study/Office 14' 0" x 7' 1" (4.26m x 2.16m) Maximum

Bespoke fitted Neville Johnson furniture to include twin desks, drawers and cupboards, wood flooring, double glazed windows to front and side elevations, radiator and coved ceiling.

Kitchen 14' 6" x 11' 5" (4.42m x 3.48m) Maximum

Fitted with a range of base and eye level units with inset lighting, granite work top with matching upstands and sill, Island unit with breakfast bar, quadruple cooker with gas hob and extractor fan over, one and a half bowl single drainer stainless steel sink with mixer tap, tiled flooring, inset spotlighting, integrated appliances to include: eye level microwave and dishwasher, recess for American style fridge/freezer and double glazed window to rear elevation with views over The Solent.

Family Room 18' 4" x 9' 7" (5.58m x 2.92m)

Chimney with recess for wood burner, tiled flooring, inset spotlighting, coved ceiling, alcove fitted with book shelving, radiator and bifolding doors leading to rear garden patio with views across The Solent, Isle of Wight and Southampton.

Utility Room 9' 7" x 5' 9" (2.92m x 1.75m) Maximum

Door providing access to front and rear garden, granite work top, single drainer stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer.

Landing

Spacious gallery landing with space for seating area, double glazed window to front elevation, cupboard and access to loft space.

Bedroom One 30' 1" x 9' 11" (9.16m x 3.02m) Maximum

Window and double door to balcony with stunning views over The Solent, Isle of Wight and Southampton, built in wardrobes in dressing room area, two radiators coved ceiling and door to:

En Suite

Double glazed window to rear elevation, wood panelled bath with mixer tap, double shower cubicle, tiled walls and flooring, close coupled WC, wash hand basin set in vanity unit and mirrored cabinet with overhead inset spotlighting.

Bedroom Two 17' 9" x 13' 11" (5.41m x 4.24m) Maximum

Built in wardrobe, double glazed window to rear elevation with views over The Solent, Isle of Wight and Southampton and door to:

Shower Room

Double shower cubicle, close coupled WC, pedestal wash hand basin, ladder radiator, double glazed window to side elevation and tiled wall and flooring.

Bedroom Three 13' 1" x 10' 7" (3.98m x 3.22m) Maximum

Double bedroom with coved ceiling, radiator and double glazed window to front elevation.

Bedroom Four 14' 0" x 9' 1" (4.26m x 2.77m)

Double glazed window to front elevation, radiator and built in wardrobes.

Bathroom

Two double glazed window to side elevation, panelled bath with mixer tap and shower over, close coupled WC, wash hand basin set in vanity unit, matching wall cabinet with spotlighting, tiled wall and flooring.

Outside

Well presented generous rear garden predominantly laid to lawn with patio areas, shrubbery and awe inspiring views across The Solent, Isle of Wight and Southampton. The front of the property benefits from block paved off road parking for up to four or five cars, garage, foliage and shrubbery within lawn area and wood storage underneath canopy.

Garage

Up and over door, power and lighting and courtesy door to side.





Tenure: Freehold

Council Tax Band: G

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£1,890,000

Swordfish Close, Hill Head, Lee-On-The-Solent, PO13 9FJ

DRAFT DETAILS

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

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