

Situated in one of Hill Heads' most desirable locations is this exquisite family home which has been the subject of considerable alterations by the current owners. The property now enjoys an impressive and open plan kitchen/dining/family area which overlooks and leads onto the extensive rear garden. Hill Head foreshore and Titchfield Haven Nature reserve are just a stone's throw away.

The Accommodation Comprises
Composite UPVC front door to:

Entrance Porch
Tiled flooring, cupboard for coats and shoes, obscured UPVC double glazed windows to front elevation, internal UPVC composite door to:

Entrance Hall
Stairs to first floor, radiator, inset spotlights, under stairs storage cupboard housing meters.

Cloakroom
Close coupled W.C, butler sink set in unit with rainfall tap, tiled surround.

Lounge 13' 0" max x 11' 11" (3.96m x 3.63m)
UPVC Double glazed sash bay window to front elevation, log burner.

Open Plan Kitchen/Dining/Family Room 30' 10" x 19' 10" (9.39m x 6.04m) maximum measurements

Kitchen
Fitted with a range of base cupboards, Quartz worktops with breakfast bar, inset butler sink with mixer tap, integrated dishwasher, integrated dual purpose microwave/oven, space for America style fridge/freezer, space for range oven, extractor hood, inset spotlights, wood flooring, open to:

Dining/Family Room
Four Velux windows, UPVC double glazed sliding doors to garden, inset spotlights, continuation of wood flooring, three vertical radiators.

Study 14' 6" x 7' 7" (4.42m x 2.31m)
Velux window, UPVC double glazed sliding door to rear garden, inset spotlights, vertical radiator.

Landing
UPVC double glazed sash window to side elevation, fitted blinds, access to loft space with pull down ladder, inset spotlights.

Bedroom One 12' 0" x 12' 0" (3.65m x 3.65m) plus wardrobes
Two UPVC double glazed sash windows to rear elevation, fitted blinds, built in wardrobes, inset spotlights, radiator.

Bedroom Two 12' 0" x 11' 11" (3.65m x 3.63m) plus wardrobes
Two UPVC double glazed sash windows to front elevation, fitted blinds, built in wardrobes, inset spotlights, radiator.

Bedroom Three 8' 4" x 7' 5" (2.54m x 2.26m)
UPVC double glazed sash window to front elevation, fitted blinds, radiator, inset spotlights.

Bathroom
Obscured UPVC double glazed sash window to rear elevation, close coupled W.C, corner bath with rainfall shower head and additional hand held attachment, ladder style radiator, built in cabinet, floating sink.

Outside
The rear garden is mainly laid to lawn, enclosed by wood panel fencing, raised borders, decking area. The front of the property benefits from a driveway providing ample parking with gravelled area.

Garage 19' 1" x 8' 3" (5.81m x 2.51m)
Light and power connections, access to loft space, plumbing for washing machine, boiler and consumer unit to wall.



Old Street, Fareham, PO14

Approximate Area = 1343 sq ft / 124.7 sq m
Garage = 275 sq ft / 25.5 sq m
Total = 1618 sq ft / 150.2 sq m
For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

General Information

Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>

Tenure: Freehold

Council Tax Band: E

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1361570

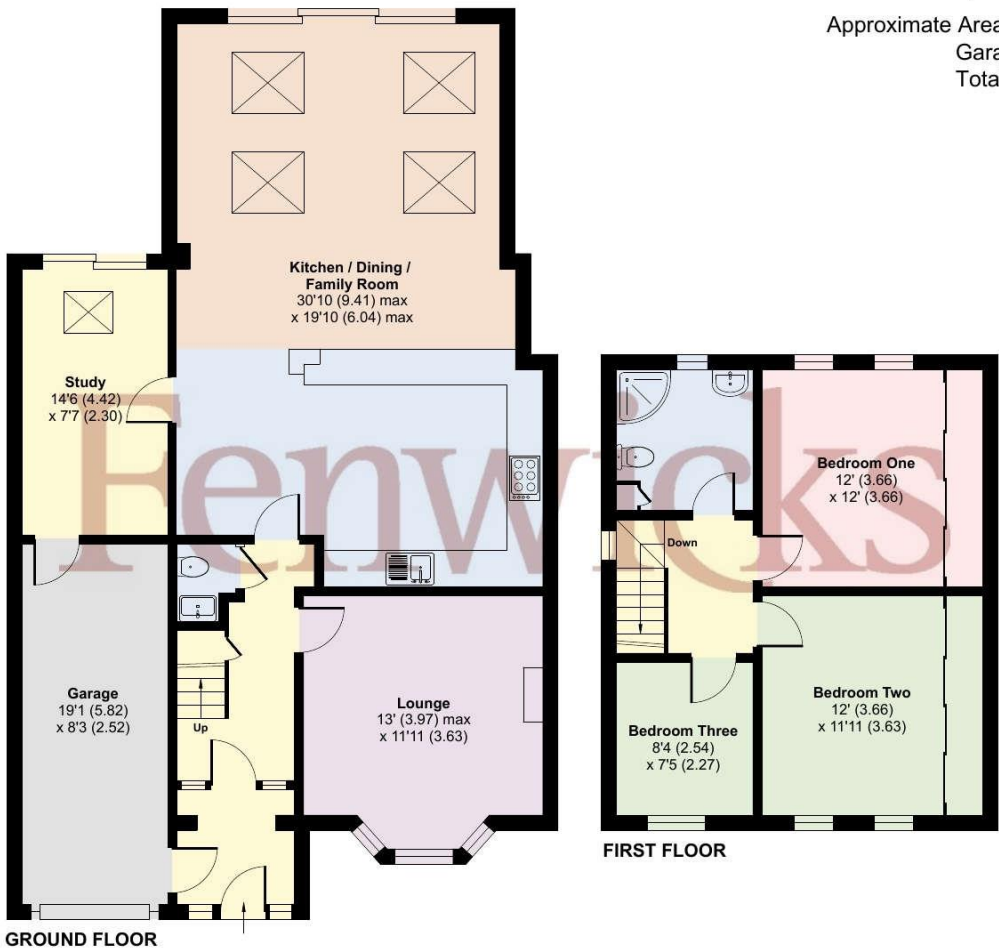
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DRAFT DETAILS

Offers In Excess Of £700,000
Old Street, Hill Head, Fareham, PO14 3HT

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