

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

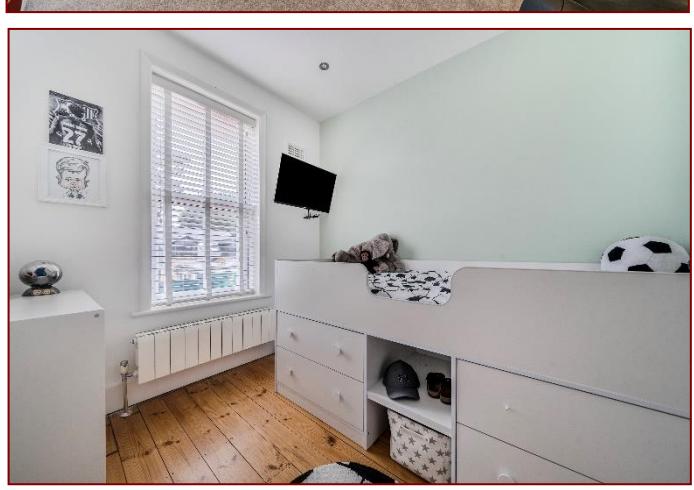
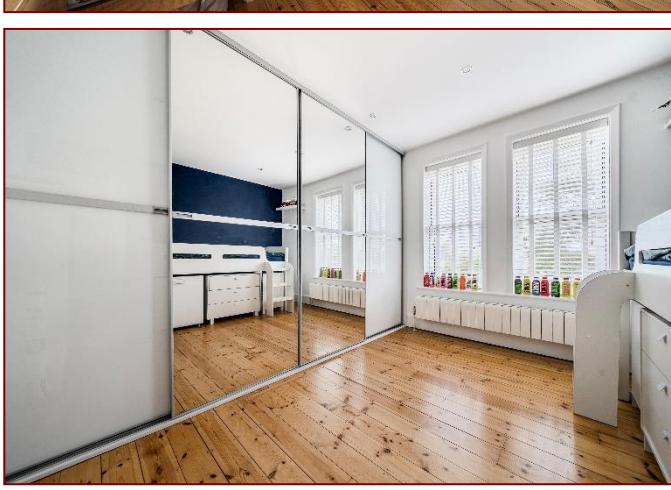
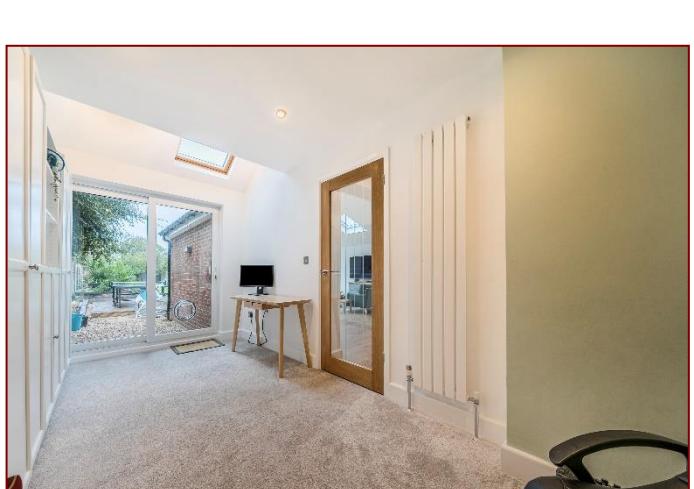
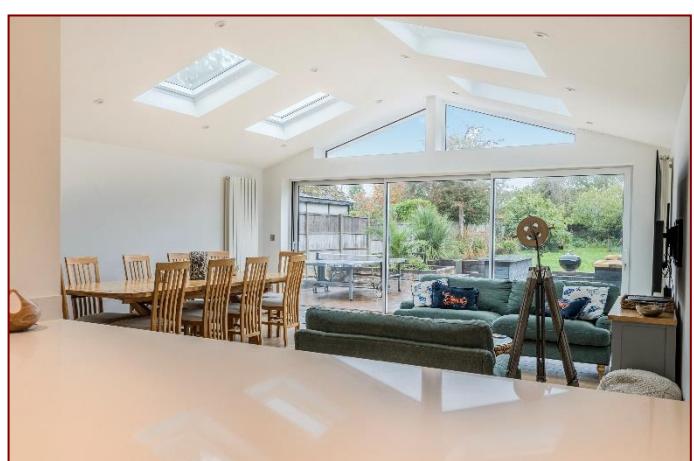
Obscured UPVC double glazed sash window to rear elevation, close coupled W.C, corner bath with rainfall shower head and additional hand held attachment, ladder style radiator, built in cabinet, floating sink.

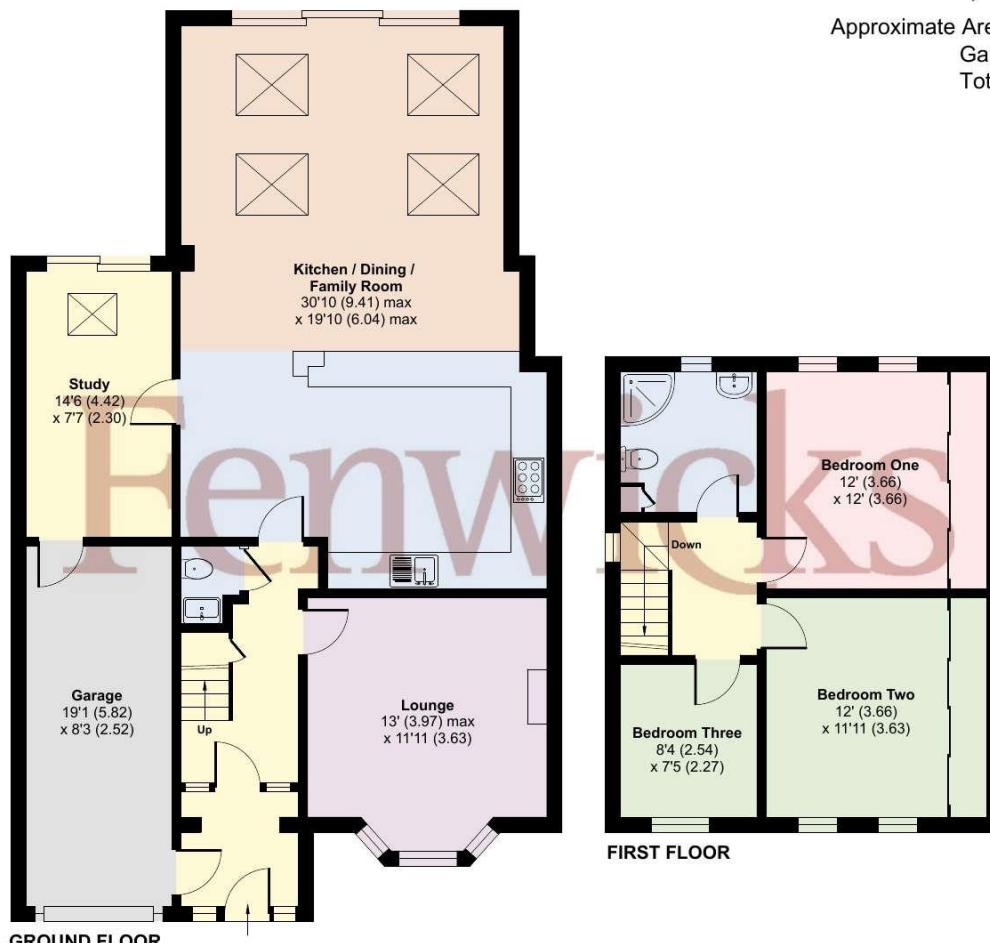
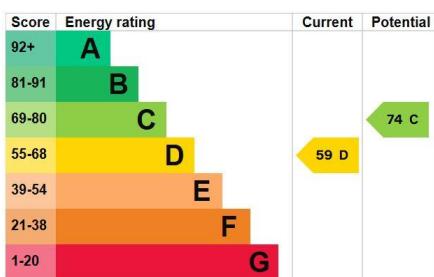
Outside

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.





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

DRAFT DETAILS