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**FIXTURES AND FITTINGS**

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation

**Disclaimer property details**

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.







## 88 Crofton Lane, Hill Head, Fareham, Hampshire, PO14 3QD

£735,000

A large five bedroom detached family home built circa 1930 and extended and upgraded over recent years. It boasts a number of standout features: the large 19'11"x14'10" kitchen/dining room/family room; extensive and private 140' rear garden; the 18'6" x 17'7" double garage; and a corner plot position offering parking for numerous vehicles including caravan/boat. The property also benefits from two family bathrooms, two reception rooms with wood burner and open fire respectively, a study and downstairs cloakroom. Those looking for a potential 'Granny annexe' will be interested to know that the detached double garage is built to cavity construction with insulated flooring. Arrange an early viewing to fully appreciate the size and potential of this impressive family home! No Forward Chain.

### Front Door

Into:

### Entrance Porch 9' 1" x 3' 7" (2.76m x 1.1m)

Skimmed ceiling, windows to front and side elevations. Open to:

### Entrance Hallway

Skimmed ceiling, impressive oak staircase with under stairs storage and pressurised hot water tank, radiator. Doors to:

### Lounge 13' 10" x 12' 11" (4.22m x 3.93m)

Skimmed coved ceiling, walk in bay window to front elevation, window to side elevation, feature fitted wood burner, oak flooring, radiator, television cable point.

### Dining Room / Snug 13' 11" x 11' 0" (4.25m x 3.35m)

Skimmed coved ceiling, window to side elevation, open fireplace, radiator, television aerial point.

### Study 10' 2" x 8' 0" (3.10m x 2.45m)

Skimmed ceiling, window to side elevation, boiler cupboard housing Vaillant boiler, radiator.

### Kitchen / Dining Room / Family Room 19' 11" x 14' 10" (6.06m x 4.51m)

Skimmed ceiling, windows to rear and side elevations, patio doors to rear garden, bespoke 'Farmhouse' style wall and base units in oak with Granite work surface over, inset Butler style sink with mixer taps, large island with Granite work surface over with five burner gas hob and feature hood over, built in double oven, space and plumbing for American style fridge/freezer, plumbing for washing machine and dishwasher, space for dining table, chairs and sofa, quarry tiled flooring with underfloor heating.

### Outer Lobby 10' 0" x 3' 3" (3.06m x 0.99m)

Skimmed ceiling, door to side access, fitted storage units in oak, tiled flooring with underfloor heating.

### Downstairs Cloakroom 4' 7" x 3' 3" (1.40m x 0.99m)

Skimmed ceiling, window to rear elevation, W.C and pedestal wash basin, tiled flooring with underfloor heating.

### First Floor Landing

Skimmed ceiling, window to side elevation, access to roof void via pull down loft ladder. Doors to:

### Bedroom 1 14' 11" x 11' 11" (4.55m x 3.62m)

Textured coved ceiling, window to rear elevation, radiator.

### Family Bathroom 7' 2" x 6' 0" (2.19m x 1.83m)

Window to front elevation, extractor fan, wall heater, suite comprising corner bath with independent shower over, W.C, pedestal wash basin, radiator.

### Bedroom 2 13' 1" x 11' 11" (3.99m x 3.64m)

Textured ceiling, window to front elevation, fitted wardrobes, radiator.

### Bedroom 3 11' 6" x 8' 10" (3.51m x 2.70m)

Textured ceiling, window to rear elevation, built in wardrobe, radiator.

### Bedroom 4 12' 4" x 7' 5" (3.76m x 2.25m)

Skimmed coved ceiling, window to side elevation, radiator.

### Bedroom 5 10' 0" x 8' 0" (3.05m x 2.45m)

Skimmed coved ceiling, window to side elevation, radiator.

### Family Bathroom 6' 2" x 5' 7" (1.87m x 1.71m)

Skimmed ceiling, Velux style window, suite comprising panel bath with independent shower over, W.C, pedestal wash basin, heated towel rail.

### Outside

#### Front Garden

Laid to lawn with borders and trees, pathway to front door.

#### Driveway

Situated on a corner plot and therefore offering off road parking for numerous vehicles caravan/boat etc. Leading to:

#### Detached Garage 18' 6" x 17' 7" (5.64m x 5.35m)

Two side-opening doors with windows over, power and light, access to boarded eaves storage via pull down loft ladder, 2 x windows to rear elevation and personal door to garden. Agents Note: We understand that the garage has been built to cavity construction with insulated flooring and could therefore be converted to living accommodation, subject to the appropriate permission.

#### Rear Garden 140' 0" (42.64m)

An extensive, much larger than average, rear garden laid to lawn with borders/trees etc, further area laid to patio, space for garden sheds and other out buildings.



Chambers Sales and Lettings - Stubbington, 25 Stubbington Green, Fareham, PO14 2JY  
Phone: 01329 665700, Email: [stubbington@chambersagency.co.uk](mailto:stubbington@chambersagency.co.uk)



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