



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Stubbington

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£1,150,000

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A deceptive in size four double bedroom detached residence situated in a much requested Hill Head Road, just a short stroll to Hill Head beach. The property is nicely nestled on a private plot behind double vehicular access gates and has the added advantage of a detached outbuilding/garage to the rear of the garden that would make an ideal studio or home office. Other benefits to the property include a recent substantial extension providing a beautiful modern kitchen/dining room, utility and downstairs cloakroom with other accommodation including Sitting room, Dining room and Study to the ground floor, with four double bedrooms, the Master being En-Suite and family bathroom to the first floor. Outside there is secure parking for several cars and the property has a lovely landscaped private westerly rear garden.

Entrance Porch

Entrance Hallway

Skimmed covered ceiling, access to storage cupboard, tiled flooring, radiator. Doors to:

Sitting Room

23'8" x 13'11"
Skimmed covered ceiling, French style doors overlooking the rear garden, bow window to front elevation, feature fireplace with fitted wood burner, wooden flooring, 2 radiators.

Dining Room

12'1" x 10'6"
Skimmed covered ceiling, window to rear elevation with fitted shutter, wooden flooring, radiator.

Study

11'8" x 7'11"
Skimmed covered ceiling, bow window to front elevation, fitted book shelves and storage cupboards, radiator.

Kitchen/Dining Room

21'11" x 16'6"
Vaulted ceiling with 2 x Velux style windows, 3 x windows to rear elevation, Bi-Fold doors to rear garden, fully fitted range of wall and base units including feature units such as pull out pan drawers and larder cupboards, complimented by beautiful granite work surfaces, inset sink with mixer tap, space for cooker range, built in double oven, space for American style fridge/freezer, plumbing for dishwasher, breakfast bar island with seating area, complimented by further cupboard storage, feature porcelain tiling, access to walk in pantry cupboard (1.93x1.35 mtrs), 2 x vertical radiators.

Utility Room

9'9" nar 6'3" x 8'0"
Skimmed ceiling, window to front elevation, door to side access, fitted base unit with matching larder style cupboard, complimented by granite work surface with inset sink and mixer tap. plumbing for washing machine, porcelain flooring, radiator.

Galleried First Floor Landing

Skimmed covered ceiling, window to front elevation with fitted shutter, access to airing cupboard. Doors to:

Master Bedroom

13'10" x 11'6"
Skimmed covered ceiling, window to rear elevation, 2 double doored wardrobes with further storage cupboard, radiator.

Entrance Lobby

Skimmed covered ceiling, access to roof void with pull down ladder. Door to:

En-Suite Shower Room

7'11" max
Skimmed covered ceiling, window to rear elevation, suite comprising shower cubicle, W.C and pedestal wash basin, 1/2 tiled walls, tiled flooring, radiator.

Bedroom 2

12'0" x 11'8"
Skimmed covered ceiling, window to rear elevation, radiator.

Bedroom 3

13'11" x 9'4"
Skimmed covered ceiling, window to front elevation, fitted wardrobes, radiator.

Bedroom 4

11'10" x 11'5"
Skimmed covered ceiling, window to front elevation, radiator.

Family Bathroom

7'8" mx x 5'6" min
Skimmed covered ceiling, window to rear elevation, suite comprising panel bath with independent shower over, pedestal wash basin, W.C, 1/2 tiled walls, tiled flooring, radiator.

Outside

Driveway

Situated behind double vehicle access gates and offering secure parking for several cars, mature hedgerow either side. Pedestrian gateway to:

Rear Garden

A fully enclosed garden offering private westerly aspect. Laid to lawn with further areas laid to patio, pergola with patio seating area, outside lighting and tap, wood fired pizza oven.

Double Garage/Potential Studio

18'5" x 17'10"
A great storage unit or potential home studio/office. Up and over door, power and light, personal door to rear garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	