



53 Old Street
Hill Head, PO14 3HQ

Exceptional

PROPERTY SUMMARY

Occupying a sought-after position within the heart of Hill Head, this substantial detached family home offers over three floors of versatile accommodation, combining generous living space with a layout suited to modern family life.

The ground floor is thoughtfully arranged around a welcoming entrance hall, leading to a bright dual-aspect sitting room with French doors opening onto the rear garden. The kitchen diner is well-proportioned with direct access to the garden, creating a sociable hub for everyday living as well as entertaining friends and family. Bedroom four is also situated on the ground floor; a great sized double room. An additional reception room offers flexibility as a home office, playroom or even a further bedroom whilst a ground floor shower room adds further practicality for guests or multi-generational living.

The first floor provides three double bedroom - the master bedroom enjoys fitted wardrobes and an en-suite shower room, whilst the second bedroom also benefits from its own en-suite. A stylish family bathroom serves the third bedroom, making the accommodation ideal for growing families or visiting guests.

A real standout feature of the property is the extensive lower ground floor. Offering an impressive amount of additional space, this level is currently arranged as a cinema room, gym, utility room and large storage room, but could equally lend itself to a games room, hobbies, home office, teenage retreat or a combination of uses depending on individual requirements. With direct access via an external staircase too, the basement area could be converted into a space for a business, subject to required consents.

Outside, the property enjoys mature gardens with a mixture of lawn, patio and decked seating areas, providing excellent spaces for outdoor entertaining and family enjoyment. To the front of the property there is a garden laid to lawn and a driveway for multiple cars. To the rear, electrically operated gates open onto a further gravelled parking area and block-paved driveway providing secure off-road parking for several vehicles, together with a detached garage and adjoining carport.

Situated within easy reach of Hill Head beach, Stubbington village, local shops and highly regarded schools, this is an individual home that offers an exceptional amount of adaptable living space in one of the area's most desirable residential locations

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ENTRANCE HALLWAY

KITCHEN 18' 5" x 11' 7" (5.61m x 3.53m)

DINING ROOM 12' 7" x 11' 3" (3.84m x 3.43m)

LOUNGE 20' 6" x 13' 5" (6.25m x 4.09m)

RECEPTION ROOM 13' x 11' 6" (3.96m x 3.51m)

BEDROOM 4 11' 11" x 11' 9" (3.63m x 3.58m)

DOWNSTAIRS SHOWER ROOM

9' 7" x 5' 1" (2.92m x 1.55m)

FIRST FLOOR LANDING

BEDROOM 1 16' 7" x 15' 6" (5.05m x 4.72m)

ENSUITE 7' 4" x 6' 8" (2.24m x 2.03m)

BEDROOM 2 11' 8" x 10' 8" (3.56m x 3.25m)

ENSUITE 7' 5" x 3' (2.26m x 0.91m)

BEDROOM 3 10' 11" x 10' 2" (3.33m x 3.1m)

FAMILY BATHROOM 7' 5" x 5' 6" (2.26m x 1.68m)

BASEMENT

CINEMA ROOM 17' 1" x 13' 11" (5.21m x 4.24m)

GYM 19' 8" x 11' 3" (5.99m x 3.43m)

STORE ROOM 15' 1" x 11' 9" (4.6m x 3.58m)

UTILITY ROOM 9' 6" x 4' 10" (2.9m x 1.47m)

OUTSIDE

FRONT GARDEN

DRIVEWAY PARKING

REAR GARDEN

GARAGE 17' 9" x 8' 2" (5.41m x 2.49m)

CARPORT

REAR DRIVEWAY

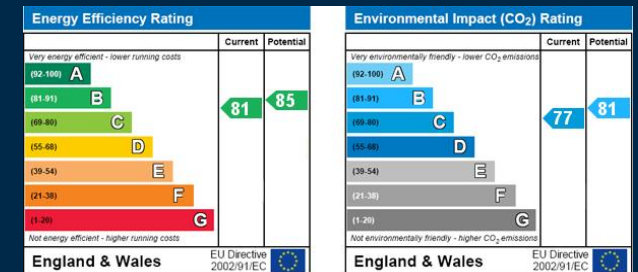


LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band G

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to conduct an electronic identity verification check on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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