



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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**2A Great Gays
Hill Head
Fareham
PO14 3JU**

**£795,950
Freehold**

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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		73	82
EU Directive 2002/91/EC			

ANNEXE! A versatile detached residence with enclosed annexe and favourably situated in one of Hill Head's premier requested roads. The property with its five bedrooms and three reception rooms will appeal to many demographics due to its versatility, with potential to reconfigure the layout if required. Currently the main house comprises very well proportioned rooms including Lounge, Dining Room, Large Kitchen, Utility Room, and Downstairs Cloakroom, the first floor having Master Bedroom with En-Suite, three further bedrooms and family bathroom. The self enclosed annexe provides a double bedroom with large En-Suite bathroom, Lounge and sizeable kitchen. Outside there is driveway parking for several cars leading to the garage and beautifully landscaped private gardens. Properties in Great Gays are rarely available, therefore an early internal viewing is a must!

Entrance Porch
8'5" x 4'0" (2.59 x 1.23)
Accessed via a composite front door, feature stained glass port hole window to front elevation, further window to side elevation, ceramic tiled floor radiator, doors into Annexe Kitchen and Entrance Hallway of the main house.

Entrance Hallway
22'8" x 5'9" (6.92 x 1.76)
Stairs to first floor landing with storage cupboard under, doors to downstairs cloakroom, inner hallway, sitting room and dining room, radiator.

Sitting Room
17'10" x 16'2" (5.44 x 4.94)
Double glazed window to front elevation, sliding double glazed doors to rear garden, feature brick fireplace with log burner, radiator.

Dining Room
17'10" x 11'8" (5.45 x 3.58)
Double glazed window to rear elevation, radiator, double doors to Kitchen/Breakfast Room.

Kitchen/Breakfast Room
14'4" x 11'7" (4.37 x 3.55)
Fitted with a comprehensive range of wall and base cupboard/drawer units, inset sink unit with mixer tap, integrated appliances including a double eye level oven and combination microwave, four burner hob, space for American fridge/freezer and plumbing for dishwasher, space for breakfast table and chairs, laminate flooring, radiator, sliding patio doors to rear garden.

Utility Room
7'8" x 7'0" (2.36 x 2.14)
UPVC double glazed door to rear garden, wall mounted Worcester boiler, inset sink unit, fitted storage cupboards, space for washing machine and tumble dryer, laminate flooring.

Downstairs Cloakroom
Double glazed window to rear elevation, pedestal wash hand basin, low level WC, ceramic tiled floor, half tiled walls, radiator.

First Floor Landing
Velux window to rear elevation, built in double airing cupboard housing hot water tank, two double storage cupboards.

Master Bedroom
19'0" min x 16'11" max (5.80 min x 5.17 max)
Double glazed window to front elevation, built in double wardrobe with mirrored sliding doors, radiator.

En-suite
Double glazed velux window to rear elevation, fully tiled double shower cubicle, low level WC, pedestal wash hand basin, ceramic tiled floor, chrome heated towel rail, fully tiled walls, inset spotlights to ceiling.

Bedroom Two
12'1" x 9'10" (3.69 x 3.01)
Double glazed window to front elevation, radiator, access to eaves storage space.

Bedroom Three
10'6" x 7'4" (3.22 x 2.26)
Velux window to rear elevation, laminate flooring, radiator,

Bedroom Four
10'4" x 8'7" (3.16 x 2.64)
Double glazed window to front elevation, built in double wardrobe with mirrored sliding doors, radiator.

Family Bathroom
11'6" x 7'6" (3.53 x 2.30)
Fitted with a four piece suite comprising of a corner bath, one and half fully tiled shower cubicle, Low level WC, pedestal wash hand basin, white heated towel rail, fully tiled walls, ceramic tiled floor, double glazed window to front elevation.

Annexe
This is 2b Great Gays. It has separate mains services and its own boiler. This would be a great investment for a potential purchaser to rent out this annexe and generate an income.

Kitchen/Breakfast Room
20'5" x 7'4" (6.24 x 2.24)
Fitted with a comprehensive range of wall and base cupboard/drawer units incorporating glazed display units, built in appliances including an eye level oven, four ring ceramic hob, plumbing for washing machine, space for dishwasher, space for fridge/freezer, area for breakfast table and chairs, ceramic tiled floor, radiator, door to:

Lounge
15'6" x 11'5" (4.73 x 3.50)
Double glazed window to front elevation, feature brick fireplace, radiator, door to garage and to:

Bedroom
12'5" x 11'6" (3.80 x 3.51)
Double glazed window to rear elevation, five built double wardrobes, radiator, door to:

En-suite
Fitted with a four piece suite comprising of panel bath with mixer taps, fully tiled shower cubicle, low level WC, pedestal wash hand basin, fully tiled walls, shaver point and light, double glazed window to rear elevation.

Outside
Rear Garden
A beautiful fully enclosed rear garden bordered by brick walling and fencing, offering a high degree of privacy and seclusion. The main area is laid to lawn with a south facing aspect which is bordered by flowers and shrubs. There is a secret garden area currently housing a hot tub, outside tap and pedestrian timber gate to front driveway and rear access door into garage.

Attached Garage
19'11" x 9'1" (6.09 x 2.79)
With up and over door power and light, wall mounted boiler, rear door to garden.

Frontage
A generous 'In and Out' driveway laid to block paving bordered by dwarf brick walling with a timber pedestrian gate to rear garden.