

Tregarth is an imposing and individual residence positioned in one of the areas most desirable roads in Hill Head. The property enjoys a tranquil feel with its mature surroundings and attractive grounds whilst having the benefit of the foreshore at the end of the road. The substantial living accommodation which includes outbuildings has been tastefully improved and renovated by the current owners who have created a charming and beautiful property that any successful purchaser would be proud to own. The grounds are superbly maintained with large lawn areas, various seating locations, a fine selection of shrubs and trees, kitchen garden and storage options. The vast gravelled driveway allows for plenty of parking and continues to a double garage at the rear of the plot.

**The Accommodation Comprises**

A charming characterful canopy porch with quarry tiling and glazed sides. The original front doors leads to:-

**Reception Hall**

An inviting and impressive space with a feature fireplace with inset log burner, stairs leading to the first floor, radiator, under stairs storage, window to the front elevation.

**Shower Room**

Close coupled WC, corner shower cubicle with electric shower, wash hand basin, natural slate tiling to walls and floor, ladder style radiator, inset spotlighting.

**Sitting Room 20' 8" x 11' 11" (6.29m x 3.63m) maximum measurements**

Beautiful corner bay window overlooking the front and side gardens, two radiators, feature open fireplace with decorative surround, display shelving and storage cupboards with built-in remote controlled cinema screen, Bose surround sound speakers.

**Dining Room 14' 0" x 10' 7" (4.26m x 3.22m)**

Inset spotlighting, picture rail, window to front elevation, two radiators, fireplace, built-in cabinet with TV, Karndean flooring which continues into the kitchen.

**Kitchen 14' 11" x 9' 0" (4.54m x 2.74m)**

Custom built kitchen with solid base cupboards and matching eye level units, Granite work surfaces, one and a half bowl Franke inset sink with Quooker boiling water tap, integrated dishwasher, Range style oven, extractor over, inset book shelving, further base unit work area with wooden worksurface and eye level cupboards above, door to walk in pantry with floor to ceiling shelving.

**Utility Room 14' 0" x 7' 7" (4.26m x 2.31m)**

Windows to rear and side elevation, door to rear garden, base and tall cupboards and matching eye level units, recess and plumbing for washing machine, space for tumble dryer, American-style fridge/freezer, one and a half bowl stainless steel sink and drainer unit with mixer tap, door to kitchen.

**Family Room/Study 21' 5" x 8' 4" (6.52m x 2.54m)**

French style doors and windows overlooking the attractive rear garden, double doors to sitting room, radiators.

**First Floor Landing**

Stairs to second floor, window to front elevation, airing cupboard, display cupboards.

**Bedroom One 15' 9" x 11' 11" (4.80m x 3.63m)**

A range of built-in wardrobes and drawer units, window to rear elevation, radiator, door to:

**En Suite**

Close coupled WC, wash hand basin set in vanity unit, corner shower cubicle with mains shower, ladder style radiator, Travertine tiling to walls and floor.

**Bedroom Two 13' 1" x 11' 11" (3.98m x 3.63m) maximum measurements**

Beautiful corner bay window overlooking the front and side gardens, radiator, picture rail.

**Bedroom Three 14' 11" x 10' 7" (4.54m x 3.22m)**

Window to rear elevation, built-in wardrobes, radiator.

**Bedroom Four 14' 10" x 9' 1" (4.52m x 2.77m)**

Window to rear elevation, built-in wardrobes, radiator.

**Bathroom**

Obscured window to rear elevation, roll top bath with mixer tap and shower attachment, double shower cubicle with mains shower, inset spotlighting, extractor fan, wash hand basin set in vanity unit, close coupled WC with concealed cistern, ladder style radiator, additional radiator.

**Second Floor Landing**

**Loft Room/Bedroom Five 16' 8" x 9' 2" (5.08m x 2.79m)**

Velux windows, inset spotlighting, wall mounted electric heater, access to eave storage, door to:

**W.C**

Velux window, ladder style radiator, access to eave storage, close coupled WC with concealed cistern, wash hand basin set in vanity unit.

**Outside**

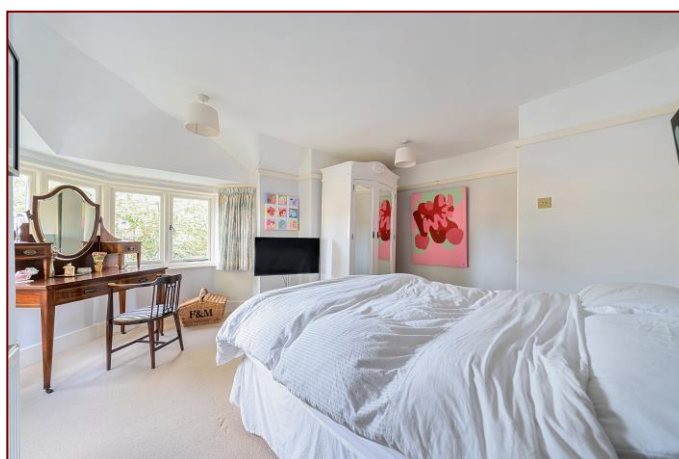
The rear garden is mainly laid to lawn with shrubbery and trees to borders, York stone patio area, vegetable garden with raised beds, greenhouse and shed, gravelled rear driveway leading to the double garage and boat house/annex. To the front of the property there is a gravelled driveway providing ample of road parking, five bar gate accessing rear driveway and side gate accessing rear garden, further garden laid to lawn with gravelled pathway to the front door.

**Double Garage 17' 5" x 16' 6" (5.30m x 5.03m)**

With twin double opening doors, heating, power and light connected. Connected store alongside.

**Boat House/Annex**

Providing a multitude of possibilities, open plan living/bedroom with kitchenette, leading to a separate modern bathroom with roll edge bath, shower, close coupled W.C, pedestal wash hand basin.



**Fenwicks**

THE INDEPENDENT ESTATE AGENT



Tenure: Freehold

Council Tax Band: G

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£1,295,000

Old Street, Hill Head, Fareham, PO14 3HU

\*DRAFT DETAILS\*

Fenwicks

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