



2 Little Gays
Hill Head, PO14 3HY

Exceptional

PROPERTY SUMMARY

Situated in the highly sought-after location, just a short stroll from Hill Head beach, this beautifully presented five-bedroom detached family home has been thoughtfully extended and modernised to an exceptionally high standard throughout. Offering spacious and versatile accommodation, this stunning property is perfectly suited to modern family living.

Upon entering the property, you are welcomed by an entrance porch leading into a generous hallway. The heart of the home is undoubtedly the impressive open-plan kitchen, dining and family room, which provides a fantastic space for both everyday living and entertaining. The contemporary kitchen benefits from a range of integrated appliances, whilst two sets of bi-folding doors flood the room with natural light and create a seamless connection between the indoor and outdoor spaces. A separate utility room provides additional practicality.

To the front of the property is a beautifully presented separate lounge, featuring an attractive bay window and a log-burning stove, creating a cosy and inviting space to relax. The ground floor further benefits from three well-proportioned bedrooms and a modern shower room, offering excellent flexibility for family living, guests or those working from home.

Upstairs, the impressive principal bedroom is a fantastic size and benefits from fitted wardrobes and its own stylish en-suite shower room. The second bedroom is another generous double, also featuring fitted wardrobes. A beautifully appointed family bathroom, complete with a separate bath and shower, serves this floor. Additional eaves storage can be found both on the landing and within the principal bedroom.

Externally, the property continues to impress. To the front is a generous driveway providing ample off-road parking, along with a garage featuring an electric roller door. The garage has been extended to the rear to incorporate a useful workshop/boot room, complete with its own external access. Both the garage and workshop can also be accessed from the rear garden.

The beautifully landscaped rear garden is a particular highlight of this home, offering an excellent degree of privacy. Lovingly maintained and wonderfully mature, the garden features an attractive combination of lawn, established planting and patio areas, providing the perfect setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings.

With its exceptional finish, generous and flexible accommodation, stunning gardens and enviable position just moments from Hill Head beach, this truly is a wonderful family home that must be viewed to be fully appreciated.

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PORCH 7' 3" x 5' 3" (2.21m x 1.6m)

HALLWAY 13' x 11' 2" (3.96m x 3.4m)

LOUNGE 16' 9" x 18' 3" (5.11m x 5.56m)

KITCHEN/DINER/FAMILY ROOM 28' 6" x 19' 9" (8.69m x 6.02m) Maximum measurements.

UTILITY ROOM 10' 10" x 6' 11" (3.3m x 2.11m)

SHOWER ROOM 7' 8" x 6' 8" (2.34m x 2.03m)

BEDROOM THREE 13' 11" x 9' 6" (4.24m x 2.9m)

BEDROOM FOUR 11' 11" x 8' 6" (3.63m x 2.59m)

BEDROOM FIVE 11' 9" x 9' 4" (3.58m x 2.84m)

LANDING

MASTER BEDROOM 21' 4" x 14' 10" (6.5m x 4.52m) Maximum measurements.

ENSUITE 7' 7" x 7' 2" (2.31m x 2.18m)

BEDROOM TWO 15' 8" x 14' 7" (4.78m x 4.44m)

BATHROOM 10' x 8' 7" (3.05m x 2.62m)

OUTSIDE

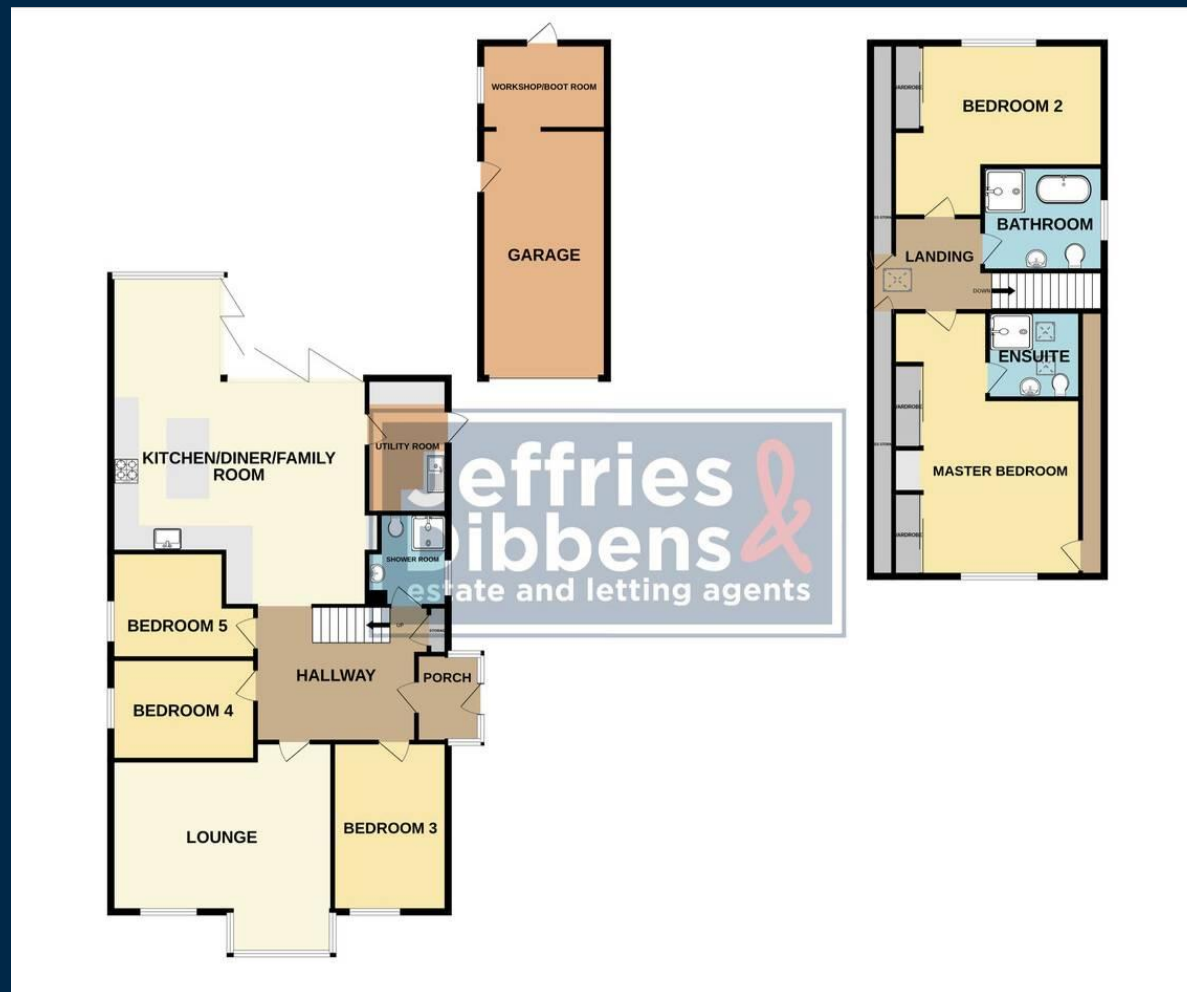
REAR GARDEN

GARAGE 20' 6" x 10' 5" (6.25m x 3.18m)

WORKSHOP/BOOT ROOM 10' 2" x 7' 1" (3.1m x 2.16m)

DRIVEWAY





LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band G

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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