



52 Cottes Way
Hill Head, PO14 3NP

Exceptional

PROPERTY SUMMARY

This property is an impressive and beautifully presented four-bedroom family home, occupying a generous corner plot within close walking distance of the beach, excellent local schools, Stubbington Village and its amenities. Extensively renovated since 2023, the property has been taken back to bare brick and benefits from new plumbing, heating and electrics throughout, alongside fresh decoration and newly laid carpets.

A wide and welcoming entrance hallway leads into the heart of the home - a spacious kitchen/breakfast room featuring a central island with gas hob and extractor, alongside integrated appliances including a NEFF oven and microwave. Internal double doors open into the cosy sitting room, complete with a stylish media wall and inset electric fire. Cleverly concealed within the kitchen cabinetry is access to a utility room and downstairs shower room, while to the rear, a beautiful dining room provides an excellent space for entertaining, with tri-folding doors opening onto the garden.

Upstairs are four well-proportioned bedrooms, three benefiting from built-in wardrobes, together with a refitted family bathroom.

Outside, the impressive wrap-around garden has been landscaped with a natural stone patio and verdant lawn, with electrical points provided to both the garden and driveway. The former double garage has been transformed into a fantastic games room, ideal for socializing friends and family, while a large insulated home office with power and lighting provides an excellent additional workspace. Overall, the property and outbuildings offer a generous 1,943 sq ft (approx).

With driveway parking, extensive living space and a superb location close to the coast, this exceptional family home is not to be missed. Call our Stubbington branch now to arrange your viewing.

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ENTRANCE HALL

KITCHEN/BREAKFAST ROOM 18' 5" x 18' 2" (5.61m x 5.54m)

SITTING ROOM 16' 9" x 11' 2" (5.11m x 3.4m)

DINING ROOM 11' 5" x 9' 7" (3.48m x 2.92m)

UTILITY ROOM

DOWNSTAIRS SHOWER ROOM

UPSTAIRS

BEDROOM 1 13' 5" x 10' 6" (4.09m x 3.2m)

BEDROOM 2 11' 1" x 10' 1" (3.38m x 3.07m)

BEDROOM 3 9' 4" x 8' 3" (2.84m x 2.51m)

BEDROOM 4 9' 7" x 7' 3" (2.92m x 2.21m)

FAMILY BATHROOM

OUTSIDE

FRONT GARDEN

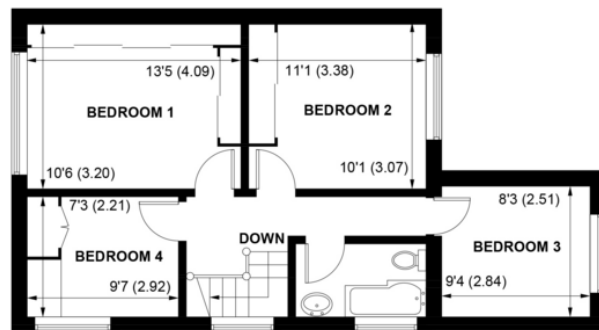
HOME OFFICE 14' 8" x 9' 11" (4.47m x 3.02m)

GARAGE 16' 9" x 16' 9" (5.11m x 5.11m)

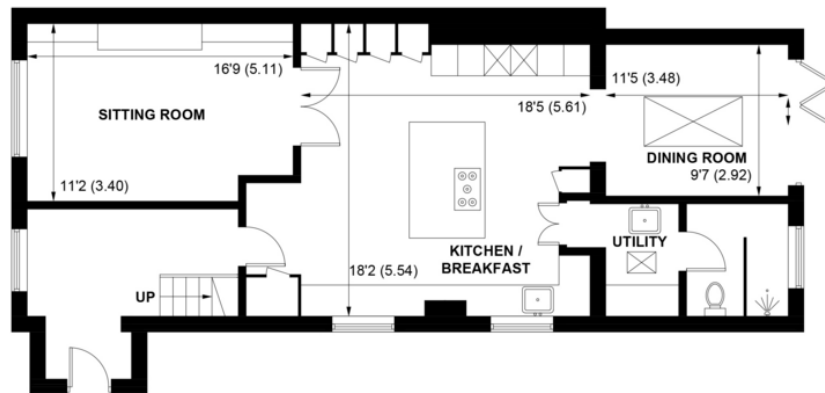
DRIVEWAY PARKING

REAR GARDEN

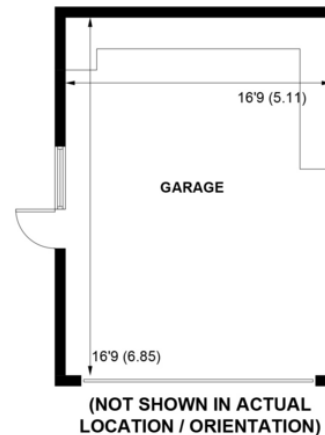
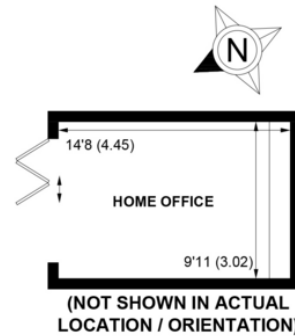




FIRST FLOOR



GROUND FLOOR



APPROXIMATE GROSS INTERNAL AREA = 1423 SQ FT / 132.2 SQ M
 OUTBUILDINGS = 520 SQ FT / 48.3 SQ M
 TOTAL = 1943 SQ FT / 180.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
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LOCAL AUTHORITY
 Fareham Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band D

VIEWINGS
 By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 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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