



39 Crofton Lane
Hill Head, PO14 3LP

Exceptional

PROPERTY SUMMARY

This immaculately presented detached family home occupies a sought-after position on the ever-popular Crofton Lane, just moments from Hill Head Beach and within easy reach of Stubbington Village, local schools and amenities.

The accommodation is beautifully presented throughout and, from the moment you step inside, offers a bright and welcoming feel. The ground floor boasts a spacious open-plan living and dining area that flows seamlessly into a stylish, contemporary kitchen with a separate utility room, creating an ideal space for both everyday family life and entertaining.

One of the standout features of the home is the superb sun room, which enjoys delightful views over the landscaped, south-facing rear garden and opens directly onto the patio via double doors. The garden has been thoughtfully designed with a generous lawn, attractive flower and shrub borders, mature planting and enclosed by smart wooden panel fencing, providing a private and peaceful outdoor space.

The ground floor also benefits from a generous double bedroom with a modern en-suite shower room, together with an additional shower room, offering flexible accommodation for guests or multi-generational living.

Upstairs, the impressive principal bedroom features fitted wardrobes, useful eaves storage and a contemporary en-suite shower room. There is a further spacious double bedroom and a luxurious four-piece family bathroom, completing the first-floor accommodation.

Externally, the property continues to impress with a detached garage featuring an electric roller door, together with a private driveway providing ample off-road parking for several vehicles.

Homes of this calibre in such a desirable location are rarely available. Contact our Stubbington office today to arrange your viewing.

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ENTRANCE HALL

LOUNGE 16' 6" x 11' 3" (5.03m x 3.43m)

DINING/SITTING AREA 22' 1" x 9' 2" (6.73m x 2.79m)

SUN ROOM 11' 11" x 11' 10" (3.63m x 3.61m)

KITCHEN 19' 10" x 10' 2" (6.05m x 3.1m)

UTILITY ROOM 7' 10" x 4' 2" (2.39m x 1.27m)

SHOWER ROOM 6' 2" x 4' 2" (1.88m x 1.27m)

BEDROOM THREE 13' 10" x 10' 7" (4.22m x 3.23m)

ENSUITE 10' 7" x 3' 6" (3.23m x 1.07m)

LANDING

MASTER BEDROOM 16' 5" x 14' 7" (5m x 4.44m)

ENSUITE 6' 1" x 3' 4" (1.85m x 1.02m)

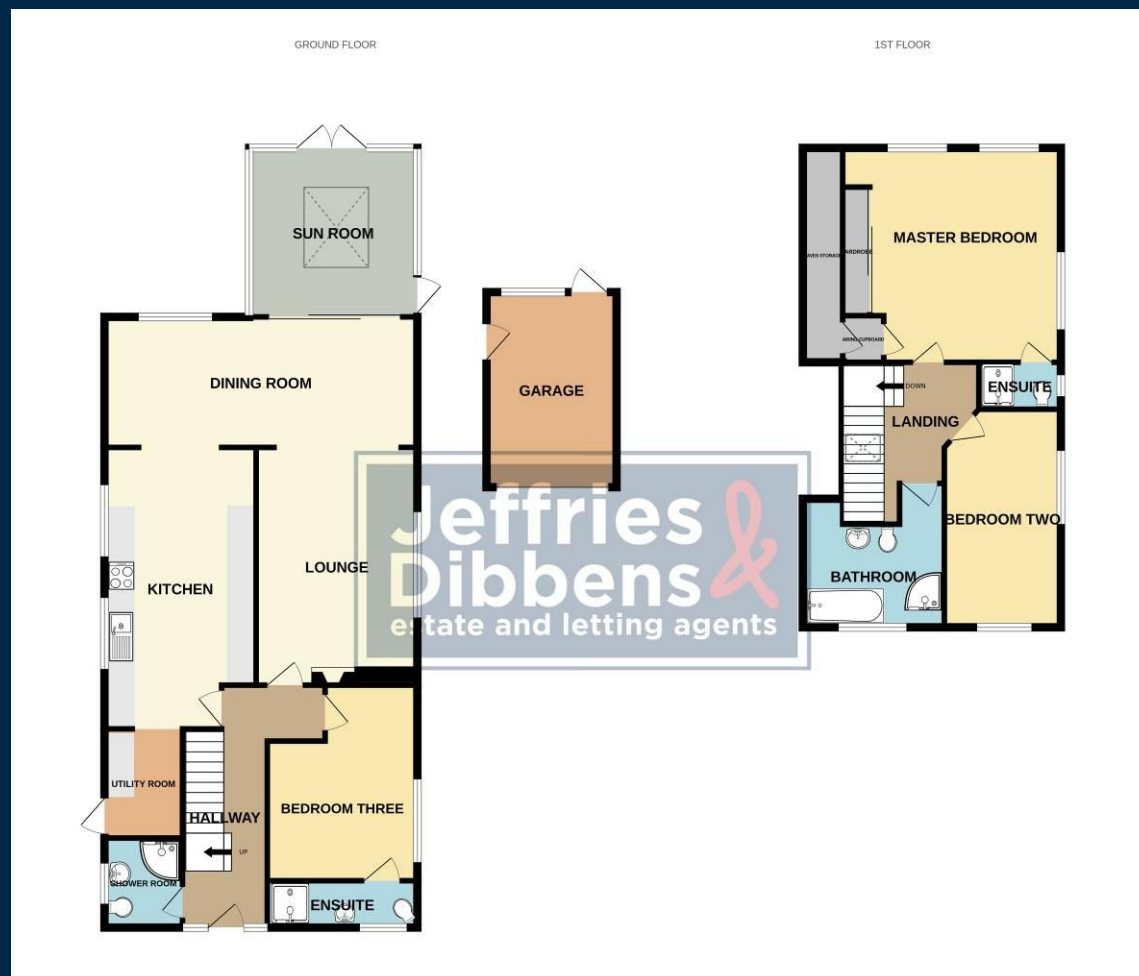
BEDROOM TWO 14' x 8' 1" (4.27m x 2.46m)

BATHROOM 13' 10" x 9' 5" (4.22m x 2.87m)

OUTSIDE

REAR GARDEN

GARAGE & OWN DRIVEWAY



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 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



Exceptional

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tw @JeffriesDibbens

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