



“Silverhall” | Southwick Road | North Boarhunt |

Fareham | Hampshire | PO17 6JN

 FINE & COUNTRY

**£2,600,000 - Freehold**



### Features

- An Impressive Recently Built Executive Home
- Four Bedrooms, En-Suites & Dressing Rooms
- 24' Reception Hallway, Study, 19' Drawing Room
- 40' Open Plan Kitchen/Dining/Family Room

### PROPERTY SUMMARY

Set back from the road and finished to an impeccable standard, Silverhall is a rare contemporary family home with 5,086 sq ft of thoughtfully arranged living space, combining formal and informal areas with exceptional leisure facilities. A striking 24ft entrance hall crowned with an 18ft ceiling and elegant galleried landing sets the tone. The ground floor includes a drawing room, study, utility and boiler rooms, cloakroom and at the heart of the home is a spectacular 40ft open-plan kitchen, dining and family area with bi-folding doors opening onto the garden.

On the first floor are two bedrooms with Jack & Jill en-suite, a dressing room and the opulent primary bedroom suite with dressing area, separate dressing room and luxurious en-suite. The top floor is designed for versatility offering a 21ft entertainment room, an en suite shower room and a generous 31ft bedroom. The enclosed, meticulously landscaped gardens provide multiple seating areas for al-fresco dining, a putting green and a heated swimming pool with adjacent hot tub, a detached games room and a gym. Practical comforts are thoughtfully integrated throughout and include underfloor heating, zoned

security and lighting systems and a comprehensive alarm system. Conveniently located for local amenities and with strong commuter links into London as well as the south coast cities including Southampton, Portsmouth, Chichester and Guildford, Silverhall offers contemporary luxury, privacy and exceptional family living. This magnificent family home must be seen to be fully appreciated. Early viewing is strongly recommended to experience the scale, finish and lifestyle on offer.



#### ENTRANCE

Curved brick retaining wall with entry phone system and wrought iron gates leading to cobble designed concrete driveway with off road parking for numerous cars, enclosed by soldier railings to the front with mature shrubs, evergreens and bushes, portico entrance with twin pillars, main security front door leading to:

#### RECEPTION HALL

24' 0" x 12' 10" (7.32m x 3.91m) Ceiling height 18'0" with central feature chandelier, balustrade staircase with step lighting, central carpet and French polished balustrade and bespoke wrought iron balustrades leading to galleried landing over, panelling to all walls, security video entry system, remote controlled shutter blinds, automated lighting system, wooden flooring with underfloor heating, twin glazed doors leading to open plan family/kitchen, doors to primary rooms.

#### DRAWING ROOM

19' 11" x 12' 8" (6.07m x 3.86m) Double glazed sash windows to front aspect overlooking driveway, twin windows to side with central false chimney breast with granite surround fireplace and living flame log effect gas fire with media wall, wiring and connection above with recess for T.V., underfloor heating, ceiling mounted speakers, automated blinds to windows, zoned lighting and wall lights, ceiling coving and spotlights.

#### HOME OFFICE/STUDY

12' 7" x 7' 4" (3.84m x 2.24m) Twin double glazed sash windows to front aspect overlooking driveway and entrance, range of floor to ceiling built-in cupboards with central drawer unit, picture light, controls for alarm system, wooden flooring with underfloor heating.



#### CLOAKROOM

Duravit sink unit with shelving to either side and mixer tap, mirror and lighting over, under unit automated lighting, ceiling coving, panelling to walls, illuminated recessed shelf, concealed cistern w.c., wooden flooring with underfloor heating.

#### OPEN PLAN LIVING ROOM INC. KITCHEN & DINING AREA 40' 1" x 22' 5" (12.22m x 6.83m)

##### LIVING ROOM

Panelling to walls, wall lights, ceiling coving and spotlights, Sonus surround sound system, air conditioning unit, central chimney with surround fireplace with log effect gas fire, up-lighters, sash double glazed windows to rear aspect overlooking garden and woodland beyond, wooden flooring with underfloor heating, twin glazed doors leading to hallway, bi-folding doors leading to rear garden.

##### DINING AREA

Over table lighting and ceiling spotlights, security home controls for sound, lighting and security.

##### KITCHEN

Matching wooden flooring with underfloor heating, double glazed sash windows to rear aspect overlooking garden and swimming pool and far reaching views towards woodland in the distance, large central island quartz work surface and breakfast bar area, twin Villeroy & Boch sinks units with mixer tap, Quooker tap and integrated drainer to one side, range of storage cupboards, bin drawer, integrated Miele dishwasher with matching door, air conditioning, tall larder cupboard with drawers and shelving, pan drawers, free standing Wolf eight ring gas hob with ovens under, extractor hood, fan and light over with shelving, free standing Sub Zero fridge/freezer with drawer under, power points with USB ports, larder cupboard with sink unit and mixer tap with Quooker tap, drawers under and Neff microwave over, door to:

##### UTILITY ROOM

12' 8" x 6' 6" (3.86m x 1.98m) Double glazed door to side aspect with window to one side, Villeroy & Boch sink unit with mixer tap, cupboards under and shelving over, twin false doors leading to boiler room, plumbing for washing machine with space for tumble dryer over, full height larder unit with shelving, wooden flooring with underfloor heating, cloaks hanging area with high level basket shelving over.

##### BOILER ROOM

7' 10" x 5' 7" (2.39m x 1.7m) Two wall mounted Daikin boilers with separate free standing hot water cylinder and pumps systems (not tested), controls for underfloor heating, controls for surround sound and security system.

##### FIRST FLOOR

Galleried landing with matching balustrade and hand rail, doors to primary rooms, staircase rising to top floor, zoned lighting.

##### BEDROOM 1 SUITE

30' 3" x 12' 7" increasing to 19' 9" (9.22m x 3.84m)

#### BEDROOM AREA

Twin double glazed sash windows to front aspect, ceiling spotlights and coving, built-in headboard and bedside cabinets with lighting, bracket and wiring for wall mounted T.V., controls for blinds, zoned lighting, sash frosted double glazed window to side, underfloor heating.

#### DRESSING AREA

Range of open shelving, vanity surface with drawers under, large mirror and lighting over, ceiling spotlights, door to en-suite, square opening leading to:

#### DRESSING ROOM

12' 10" x 12' 8" (3.91m x 3.86m) Range of floor to ceiling built-in wardrobes to two walls, four with glazed doors, shoe shelves with drawers under, display cabinet with glazed panelled door and automated lighting, ceiling sound system, ceiling coving and spotlights, twin double glazed sash windows to rear aspect overlooking garden with far reaching views over fields and woodland beyond, central island with drawers under.

#### EN-SUITE BATHROOM

12' 6" x 9' 4" (3.81m x 2.84m) White suite comprising: double ended bath with tiled surrounds, wall mounted controls and separate shower attachment, recessed shelving with automated lighting, ceiling coving and spotlights, twin shallow Duravit sink units with wall mounted mixer taps, mirrors over and drawers under, concealed cistern w.c., shelving with automated lighting over, sash double glazed window to rear aspect overlooking garden, large shower cubicle with drench style hood, wall mounted controls and separate shower, seating area, extractor fan, recessed shelving, underfloor heating.

#### GUEST SUITE

22' 6" including dressing room x 16' 8" max (6.86m x 5.08m) Square opening leading to dressing room, low level understairs storage cupboard, underfloor heating.

#### BEDROOM (3) AREA

Twin double glazed windows to rear aspect overlooking garden, bracket and wiring for wall mounted T.V., wall lights, large headboard with automated lighting and controls, door to Jack & Jill shower room.

#### DRESSING ROOM / WALK-IN WARDROBE

13' 6" x 5' 1" (4.11m x 1.55m) Sash double glazed window to rear aspect overlooking garden with far reaching views, range of built-in wardrobes to one wall with open shelving, hanging space and drawers under.

#### JACK & JILL SHOWER ROOM

8' 11" x 6' 6" (2.72m x 1.98m) Plinth with drawer and automated lighting under, circular wash hand basin with wall mounted mixer tap and mirror over, small double glazed window to side aspect, concealed cistern w.c., tiled flooring with underfloor heating, large shower cubicle with drench style hood and recessed shelving to either side, ceiling spotlights, extractor fan, inter-linking door to:

#### BEDROOM 4

13' 0" x 12' 5" (3.96m x 3.78m) Range of built-in wardrobes to one wall with hanging space and shelving, vanity surface with central chest of drawers under and high level storage cupboards over, door to Jack & Jill shower room, twin double glazed sash windows to front aspect with automated blinds, touch control wall lights.

#### TOP FLOOR

Landing, skylight window to rear aspect, doors to primary rooms.

#### ENTERTAINMENT ROOM

21' 8" x 10' 8" (6.6m x 3.25m) Double glazed dormer window to rear aspect with far reaching views, wooden flooring with underfloor heating, automated lighting, to one wall are floor to ceiling open shelving, hanging rails with drawers under, access into loft storage space, skylight window to side aspect, slight eaves to side ceiling restricting headroom, measurements taken from approximately 3' 4" off floor level, square opening leading to bedroom, door to:

#### EN-SUITE SHOWER ROOM

Concealed cistern w.c., low level automated lighting, ceiling spotlights, Duravit sink unit with mixer tap and shelving to either side with cupboards under, mirror to one wall, heated towel rail, recessed shelving with automated light, shower cubicle with drench style hood, separate shower attachment and wall mounted controls, seating area with lighting, extractor fan.

#### BEDROOM (2) / LIVING SPACE

29' 11" x 13' 10" (9.12m x 4.22m) Measurements taken from approximately 3' 4" off floor level with eaves to side and rear ceilings, door to landing, wooden flooring with underfloor heating, double glazed dormer window to rear aspect overlooking garden with far reaching views towards woodland beyond, access to loft eaves, Daikin air conditioning unit, skylight window, surround system with mounted ceiling speakers, work station with storage cupboards over and space for wall mounted T.V. to one side,

Bedroom area with bracket for wall mounted T.V., large headboard with automated lighting, central open shelving divide.

#### OUTSIDE

To the left hand side of the property are wrought iron gates leading to large paved area with side pedestrian access to utility room, door to pool room. Full width large raised terrace with steps down to primary garden, to the right hand side of the house is a further gated entrance with automated lighting, cold water tap and access to detached gym with store to one side and hot tub. Lighting flower beds have automated lighting and Sonus sound system, up and down lighters, on the lower level is a lawned garden enclosed by fence panelling and Laurels leading to false grass putting green.

#### DETACHED POOL ROOM

16' 8" x 11' 11" (5.08m x 3.63m) Twin double glazed doors opening to rear garden and raised terrace, ceiling spotlights, wooden flooring, side pedestrian door.

Pool store room (7'3" x 5'9") with filtration and heating system for swimming pool, window to front aspect with plantation shutter blinds, range of shelving.

#### CHANGING ROOM

7' 3" x 5' 10" (2.21m x 1.78m) Low level w.c., windows to front aspect, sink unit.

#### SWIMMING POOL

Remote control fold away security cover, Sonus sound system, automated lighting surrounds.

#### DETACHED GYM

28' 5" x 12' 4" (8.66m x 3.76m) Twin double glazed doors to rear aspect overlooking garden and terrace, acoustic panelling to one wall with integrated mirrors, mesh ceiling with extractor fan and lighting, pelmet lighting on numerous sides, twin double glazed sash windows to front aspect with plantation shutter blinds, narrow windows to side aspect, bracket and wiring for wall mounted T.V., air conditioning unit, separate electric consumer box, wooden flooring with integrated lighting, power points.

#### AGENTS NOTES

Council Tax Band G – Winchester City Council  
Broadband – ADSL/FTTC Fibre Checker ([openreach.com](http://openreach.com))  
Flood Risk – Refer to - ([GOV.UK](http://GOV.UK)) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.







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Approximate Gross Internal Area = 411.7 sq m / 4432 sq ft  
 Outbuilding = 60.8 sq m / 654 sq ft  
 Total = 472.5 sq m / 5086 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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