



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Asking Price £865,000  
Freehold

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  C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	85
EU Directive 2002/91/EC			



A four-bedroom, modernised and extended home in a sought-after location on Solent Road, just a stone's throw from Hill Head Beach. The property is set within a beautifully landscaped rear garden, featuring a summer house ideal for use as a home office or studio. The home has been thoughtfully extended and now offers an entrance hall, lounge with log burner, utility room, and a downstairs shower room. The open-plan living space, comprising a kitchen, dining area, and living room with a breakfast bar, perfect for modern family living and entertaining. Upstairs, there are four bedrooms, including a spacious master suite with en-suite bathroom and walk-in wardrobe, along with a large family bathroom. Externally, the property benefits from a garage and a paved driveway providing ample off-road parking. Call Chambers today to book an internal viewing 01329 665700.

**Entrance Hall**  
Front door into entrance hall with skimmed ceilings, radiator, oak wood flooring and access to storage cupboard under stairs. Doors to:

**Lounge**  
21'5" x 10'11" (6.54 x 3.33)  
Situated at the front of the home is the lounge with skimmed ceilings, PVCu double glazed windows to front and rear elevations with fitted shutters, television point, telephone point, featured wood burner, radiator, oak wood flooring.

**Utility Room**  
10'6" x 5'1" (3.22 x 1.57)  
Skimmed ceiling with spot lights, fitted units with worktops, plumbing for washing machine, inset sink, fitted cupboards housing boiler (approx 10years old) door to side access, extractor fan, radiator.

**Shower Room**  
9'10" x 5'1" (3.02 x 1.57)  
Skimmed ceiling with spot lights, PVCu double glazed window to side elevation, walk-in shower with independent shower head and rainfall shower, WC, extractor fan, heated towel rail, wash hand basin, shaver point.

**Open Planned Living Area & Kitchen**  
22'0" x 21'1" (6.72 x 6.43)  
Skimmed ceilings with spot lights, three radiators, oak wood flooring, television point, PVCu double glazed doors to rear garden, and windows to side elevation, perfect open planned family living/dining area. Open to:

**Kitchen Area**  
22'0" max x 9'10" (6.73 max x 3.01)  
A fully refitted modern range of wall and base cupboard/drawer units with work surfaces over, integrated dishwasher, space for range cooker and american fridge/freezer, breakfast bar with four chairs. Open to the living/ dining area.

**First Floor Landing**  
Skimmed ceiling, access to airing cupboard, doors to:

**Master Suite**  
25'3" x 13'1" (7.71 x 4.01)  
Skimmed vaulted ceiling, PVCu doors to rear to Juliet balcony overlooking the rear garden, two radiators, doors to:

**Walk-in-Wardrobe**  
7'9" x 5'3" (2.38 x 1.61)  
Skimmed ceiling with spot lights, shelving and hanging space, radiator.

**En-suite**  
7'9" x 7'1" (2.38 x 2.16)  
Skimmed ceiling with spot lights, PVCu double glazed window to side elevation, suite comprising walk in shower, WC, extractor fan, shaver point, vanity wash basin, heated towel rail, tiled.

**Bedroom 2**  
12'1" x 10'6" (3.69 x 3.22)  
Skimmed ceiling, PVCu double glazed window to front and side elevation, radiator, access to eaves.

**Bedroom 3**  
12'0" x 10'6" (3.67 x 3.22)  
Skimmed ceiling, PVCu double glazed window to front and side elevation, radiator, access to eaves.

**Bedroom 4**  
9'10" x 7'7" (3.01 x 2.33)  
Skimmed ceiling, PVCu double glazed window to side elevation, radiator.

**Family Bathroom**  
11'7" x 6'7" (3.55 x 2.01)  
Skimmed ceiling with spot lights, PVCu double glazed window to side elevation, suite comprising panel bath with shower over, WC, wash hand basin, heated towel rail, tiled.

**Outside**  
**Frontage**  
A smartly paved frontage provides off-road parking for several vehicles and leads to:

**Garage**  
21'6" x 8'4" (6.56 x 2.55)  
Up and over door, window to rear elevation, side door to rear garden, power and lights, space for tumble dryer and undercounter fridge and freezer.

**Rear Garden**  
A beautifully maintained, larger-than-average south-east facing rear garden, mainly laid to lawn, featuring an Indian sandstone patio and a pathway leading to the rear. The garden further benefits from a summer house, pond, established shrub borders, log storage, a shed, and convenient pedestrian gate access.

**Summer House**  
18'8" x 12'8" (5.69 x 3.88 )  
A cabin with power and light, electric heater, double doors to rear garden. Ideal space for a home office, studio, bar or an extra reception area.