



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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**Contact**  
 25 Stubbington Green  
 Fareham  
 Hampshire  
 PO14 2JY  
 E: [hello@chambersagency.co.uk](mailto:hello@chambersagency.co.uk)  
 T: 01329665700  
<https://www.chambersestateagency.com/>



**14  
 Knights Bank Road  
 Hill Head  
 Fareham  
 Hampshire  
 PO14 3HX**

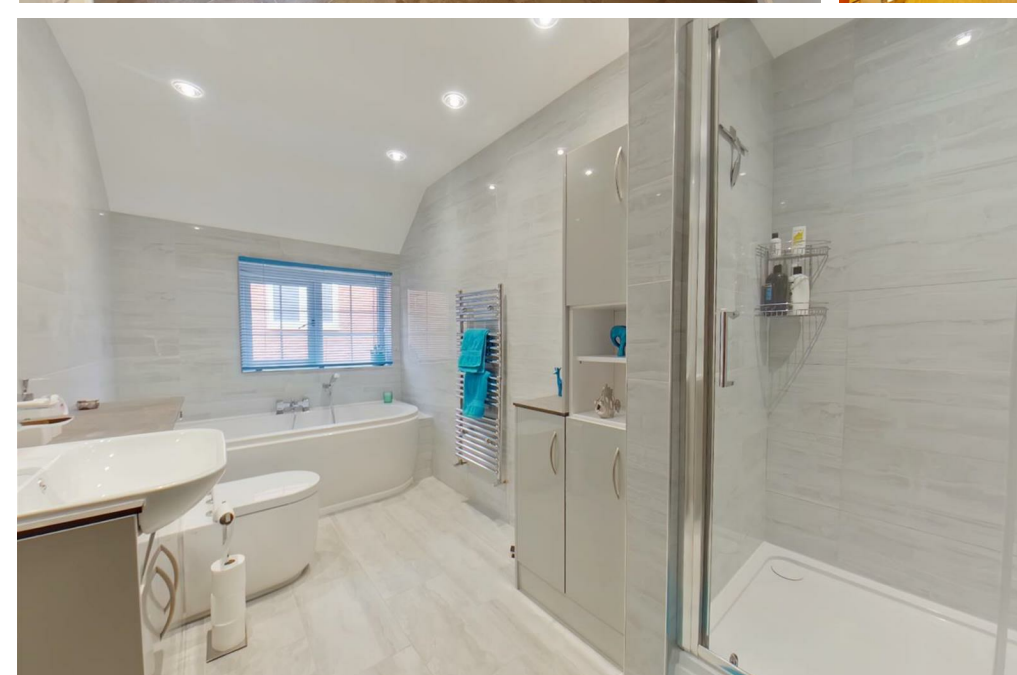


**01329 665700  
 Stubbington  
 Bursledon  
 02380 010440**

**14 Knights Bank  
Road  
Hill Head  
Fareham  
PO14 3HX**

**£950,000  
Freehold**

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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			
		73	80
England & Wales		EU Directive 2002/91/EC	

**SOLD PRIOR TO MARKETING FROM AN APPLICANT REGISTERED ON OUR DATABASE!**  
A very well presented five bedroom detached property just a short stroll to the beach, situated in a rarely available and much requested road. The property has been fully modernised by the present owners to include re-fitted bathrooms and kitchen/dining room, re-fitted utility and replacement boiler. The property boasts En-Suites to two bedrooms and family bathroom all re-fitted. Outside the property offers a mature and well stocked rear garden and driveway parking for three cars with the advantage of electric car charging facility.

**Front Door**  
Accessed via a composite front door, feature turning staircase to first floor, Karndean flooring, two vertical radiators, smooth skimmed ceiling with inset spotlights, doors to Lounge, Kitchen/Family Room and Study.

**Entrance Hallway**  
**Dining Room/Study**  
13'5" x 12'7" (4.11 x 3.85)  
Double glazed feature bay window to front elevation, two further windows to side elevation, modular radiator, inset spotlights to smooth skimmed ceiling,

**Sitting Room**  
21'6" x 13'5" (6.57 x 4.11)  
Double glazed window to side elevation, Two separate French doors opening onto garden, modular radiator, inset spotlights to smooth skimmed ceiling.

**Kitchen/Family Room**  
19'3" x 18'6" (5.89 x 5.64)  
Double glazed window and French doors to rear garden. Fitted with a comprehensive range of high gloss wall and base units incorporating a corner pantry, feature Granite work surfaces over, fitted central island, inset sink unit with mixer tap, space for "Aga Cooking Stove, built in appliances including an electric single oven with a four ring 'Neff' Induction hob over, built in dishwasher, eye level microwave and under counter fridge and freezer and wine rack., There is a also space for an American Fridge/freezer, generous space for a large dining table and chairs, Karndean flooring, smooth skimmed ceiling with inset spotlights, doors to:

**Utility Room**  
9'0" x 5'5" (2.75 x 1.67)  
Double glazed window to side elevation, wall mounted boiler, inset sink unit with mixer tap, plumbing for washing machine, Karndean flooring.

**Downstairs Cloakroom**  
Double glazed window to side elevation, fitted with a low level WC, inset vanity sink unit, extractor fan, white heated towel rail.

**First Floor Landing**  
A spacious galleried landing with double glazed window to front elevation, recessed display shelves, access to shelved linen cupboard, further cupboard housing a high pressurised hot water tank, access to partly boarded loft via void with fitted ladder and light.

**Bedroom 1**  
13'6" x 11'3" (4.13 x 3.45)  
Double glazed window to front elevation, smooth skimmed ceiling, radiator, door to:

**En-Suite Shower Room**  
Double glazed window to side elevation, fitted with a fully tiled shower cubicle, inset twin sink vanity unit, concealed WC, ceramic tiled floor, radiator.

**Guest Bedroom**  
16'5" x 9'1" (5.02 x 2.78)  
Double glazed window to front elevation, radiator, door to:

**Guest Ensuite**  
Double glazed window to side elevation, fully tiled double width shower cubicle, inset vanity sink unit, low level WC, chrome heated towel rail, fully tiled walls.

**Bedroom 3**  
15'6" x 9'8" (4.73 x 2.95)  
Double glazed window to rear elevation, radiator.

**Bedroom 4**  
13'1" x 9'1" (3.99 x 2.78)  
Double glazed window to rear elevation, smooth skimmed ceiling, radiator.

**Bedroom 5**  
9'8" x 7'9" (2.95 x 2.37)  
Double glazed window to rear elevation, smooth skimmed ceiling, radiator.

**Family Bathroom**  
Double glazed window to side elevation, fitted with a four piece suite comprising of a freestanding bath tub with mixer taps, fully enclosed shower cubicle, concealed WC, inset vanity sink unit, chrome heated towel rail, fully tiled walls, ceramic tiled floor. smooth skimmed ceiling with inset spotlights,

**Outside**  
**Driveway**  
A sweeping "In and Out" driveway for parking numerous vehicles, central shrub bed with mature flowers and shrubs, EV charging point.

**Store**  
8'7" x 8'0" (2.63 x 2.46)  
With up and over door, power and light,

**Rear Garden**  
Area immediately behind house laid to patio, a level lawned area with sculptured borders, wooden pergola leading to timber garden summerhouse, two side access gates, outside power point. This garden offers a good degree of privacy and seclusion.