



19 Berkeley Close
Hill Head, PO14 3NW

Exceptional

PROPERTY SUMMARY

Situated in the highly sought-after Berkeley Close in Hill Head, this beautifully presented four-bedroom home enjoys an enviable location just a couple of minutes' walk from the beach, while remaining within easy reach of Stubbington village and local amenities.

Approached via an impressive award-winning driveway, the front door opens into a wide and welcoming entrance hallway leading to the principal ground-floor accommodation. To the front is a versatile study/family room, currently arranged as a home office but equally suited as a separate sitting room or occasional bedroom. A downstairs shower room adds further flexibility and makes the layout particularly well suited to multigenerational living.

The show-stopping feature of the home is undoubtedly the impressive living space to the rear. The kitchen/dining room features a fully fitted Wren kitchen with an electric hob and integrated extractor, alongside an integrated fridge/freezer, microwave, oven, plate warmer and dishwasher. The layout flows beautifully through to the L-shaped sitting room, where a contemporary media wall with inset lighting creates a cosy focal point, while folding doors open directly onto the rear garden. A separate utility room provides additional practicality, with useful side access to the garden.

Upstairs, there are four well-proportioned bedrooms, with bedrooms one, two and four benefiting from fitted wardrobes. The principal bedroom also boasts a sleek en-suite, while a modern family bathroom serves the remaining bedrooms.

Outside, the exceptionally generous rear garden has been beautifully landscaped and provides a wonderful space for both relaxing and entertaining. A natural stone patio leads onto a substantial lawn, while to the rear is a summer house with power and lighting, complemented by a covered patio area ideal for entertaining with friends and family throughout the summer months.

Further benefits include a single garage with an electric roller door and fitted storage, completing this superb family home in one of Hill Head's most desirable locations.

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ENTRANCE HALLWAY

DOWNSTAIRS SHOWER ROOM

STUDY/FAMILY ROOM 13' 4" x 11' 4" (4.06m x 3.45m)

KITCHEN/DINING ROOM 21' 10" x 18' 2" (6.65m x 5.54m)

UTILITY ROOM

SITTING ROOM 18' 5" x 17' 10" (5.61m x 5.44m)

BEDROOM 1 12' 11" x 12' 2" (3.94m x 3.71m)

ENSUITE

BEDROOM 2 13' 5" x 10' 6" (4.09m x 3.2m)

BEDROOM 3 10' 11" x 9' 2" (3.33m x 2.79m)

BEDROOM 4 9' 6" x 7' 3" (2.9m x 2.21m)

FAMILY BATHROOM

OUTSIDE

DRIVEWAY

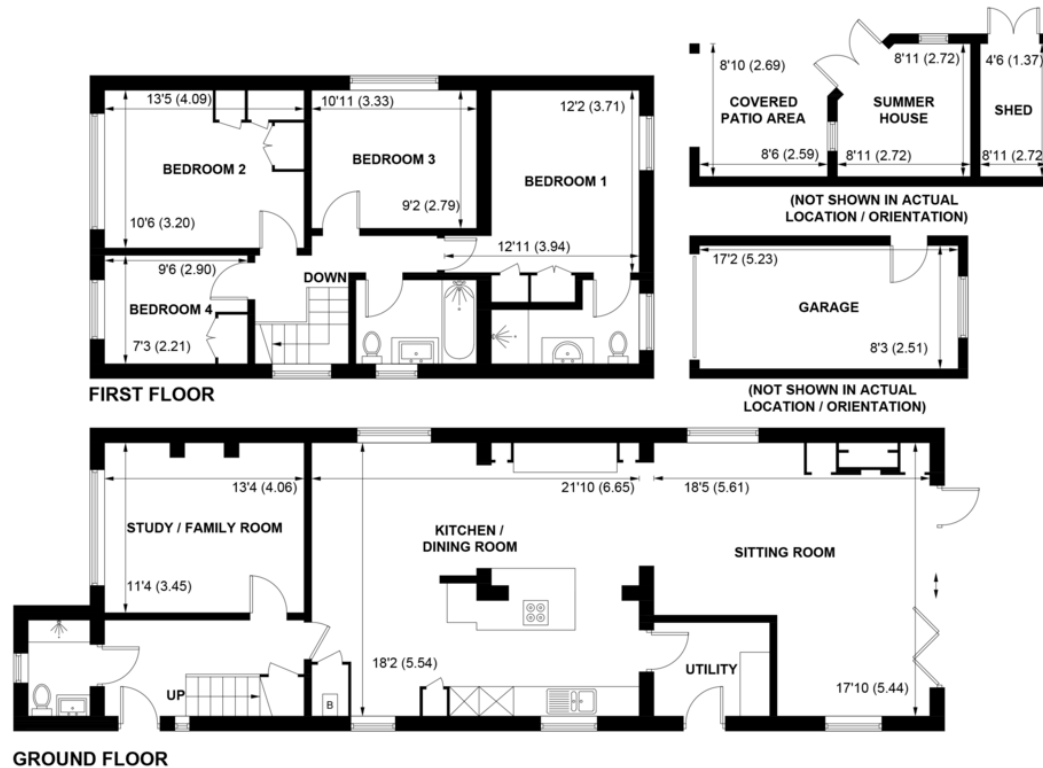
GARAGE 17' 2" x 8' 3" (5.23m x 2.51m)

LARGE REAR GARDEN

SUMMER HOUSE 8' 11" x 8' 11" (2.72m x 2.72m)

SHED 8' 11" x 4' 6" (2.72m x 1.37m)





FIRST FLOOR

GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1691 SQ FT / 157.1 SQ M

GARAGE = 141 SQ FT / 13.1 SQ M

OUTBUILDING = 116 SQ FT / 10.8 SQ M

TOTAL = 1948 SQ FT / 181.0 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 E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 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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