



**Jeffries  
Dibbens &**  
estate and letting agents

**40 Solent Road**  
Hill Head, PO14 3LD

*Exceptional*

## PROPERTY SUMMARY

Situated on the highly sought-after Solent Road in the heart of Hill Head, this beautifully presented detached bungalow occupies a generous plot and offers spacious, versatile accommodation perfectly suited to modern family living.

Approaching the property, a generous frontage immediately creates an impressive first impression. Extensive driveway parking provides space for numerous vehicles and is particularly well suited to those requiring room for a motorhome, campervan, boat or trailer. The driveway leads directly to the attached garage, which also incorporates a practical utility area, adding further convenience to this exceptional home.

Stepping inside, the property offers four well-proportioned bedrooms, including an impressive principal bedroom benefitting from fitted wardrobes and a contemporary en-suite shower room, whilst a stylish family bathroom serves the remaining bedrooms. The flexible layout provides comfortable accommodation for families, visiting guests or those seeking additional space for home working.

At the heart of the home is a stunning open-plan living space that effortlessly combines the lounge, dining area and kitchen. Featuring striking vaulted ceilings and expansive bi-folding doors opening onto the rear garden, this exceptional room is flooded with natural light and provides the perfect setting for both everyday family life and entertaining. The impressive proportions and seamless connection to the outside space create a wonderful sense of openness throughout.

The rear garden is truly a standout feature of the property. Enjoying an enviable size, the garden has been thoughtfully landscaped to create a variety of outdoor spaces. Immediately behind the bungalow is a substantial patio terrace, ideal for al fresco dining, entertaining guests and summer gatherings. Beyond lies a beautifully maintained expanse of verdant lawn complemented by a feature pond, attractive rockery and an abundance of mature shrubs and planting, creating colour and interest throughout the seasons. A charming garden cabin provides a versatile retreat, home office or hobby space, whilst the furthest reaches of the garden are characterised by established trees and natural foliage, attracting a wealth of local wildlife and offering a peaceful sanctuary to enjoy.

An internal viewing is highly recommended to fully appreciate the accommodation, setting and exceptional gardens on offer.

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**LOCATION** Hill Head remains one of the South Coast's most desirable residential locations, renowned for its picturesque shoreline, sailing opportunities and relaxed coastal lifestyle. The property is conveniently positioned within easy reach of Hill Head Beach, the scenic coastline and the beautiful Titchfield Haven Nature Reserve, whilst local shops, cafés, schools and transport links are all readily accessible. The nearby waterfront provides stunning views across the Solent towards the Isle of Wight, making this an exceptional location for those seeking both tranquility and convenience.

#### **HALLWAY**

**LOUNGE/KITCHEN/DINER** 28' 3" x 23' 8" (8.61m x 7.21m)

**MASTER BEDROOM** 16' 8" x 15' 1" (5.08m x 4.6m)

**ENSUITE** 14' 3" x 6' 5" (4.34m x 1.96m)

**BEDROOM TWO** 13' 2" x 12' 8" (4.01m x 3.86m)

**BEDROOM THREE** 10' 11" x 10' 6" (3.33m x 3.2m)

**BEDROOM FOUR** 10' 2" x 8' 11" (3.1m x 2.72m)

**BATHROOM** 6' 9" x 5' 5" (2.06m x 1.65m)

#### **GARAGE/UTILITY**

#### **OUTSIDE**

**REAR GARDEN**

**FRONT GARDEN**

**OWN DRIVEWAY**





**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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