



**£495,000**

**116 Old Street**

Hill Head, PO14 3HQ

#### PROPERTY SUMMARY

Situated on the ever-popular Old Street in Hill Head, this immaculately presented four-bedroom family home offers spacious, modern living in one of the area's most sought-after locations. The property has been beautifully extended to the rear, creating a stunning open-plan kitchen/diner/living space that forms the true heart of the home. Flooded with natural light, this impressive area is perfect for modern family life and entertaining, featuring a stylish kitchen with fully integrated appliances and a striking central feature island. The ground floor also benefits from a welcoming entrance hall, a separate lounge ideal for quieter evenings, and a convenient cloakroom. Upstairs, the accommodation continues to impress with four well-proportioned bedrooms, all presented to an exceptional standard, along with a contemporary family shower room. To the rear, the property enjoys a neatly maintained and private garden, offering an ideal outdoor space for families, entertaining or simply relaxing in a peaceful setting. Externally, the home also benefits from a garage and driveway parking, providing practicality as well as curb appeal. Perfectly positioned, the property is within easy reach of the beach, open horse fields, highly regarded local schools, and the amenities of Stubbington Village, making it an ideal choice for families and those seeking a balanced coastal lifestyle. Call us now at our Stubbington Branch to book your viewing today and avoid missing out on this stunning home.





**PORCH** 6' 1" x 3' 4" (1.85m x 1.02m)

**ENTRANCE HALLWAY**

**LOUNGE** 13' 5" x 11' 10" (4.09m x 3.61m)

**KITCHEN/DINER** 18' 3" x 11' 9" (5.56m x 3.58m)

**LIVING ROOM** 18' 3" x 8' 6" (5.56m x 2.59m)

**DOWNSTAIRS W/C**

**UPSTAIRS LANDING**

**BEDROOM 1** 13' 4" x 10' 7" (4.06m x 3.23m)

**BEDROOM 2** 10' x 9' 2" (3.05m x 2.79m)

**BEDROOM 3** 10' x 7' 5" (3.05m x 2.26m)

**BEDROOM 4** 8' 9" x 5' 5" (2.67m x 1.65m)

**SHOWER ROOM** 6' 4" x 5' 7" (1.93m x 1.7m)

**OUTSIDE**

**GARAGE** 17' 8" x 8' 2" (5.38m x 2.49m)

**DRIVEWAY**

**PRIVATE REAR GARDEN**





Whilst 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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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	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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