



£475,000
10 The Hillway
Portchester, PO16 8BL

PROPERTY SUMMARY

This impressive six bedroom family home located in The Hillway, Portchester is one you will surely not want to miss out on! The property has been extended and modernised by the current owners, offering a spacious and versatile living area which would suit a blended or multigenerational family. Downstairs comprises a separate lounge, a dining room, and a large kitchen/breakfast area with a utility room. The rear of the property has been extended to now include a downstairs bedroom with an en-suite bathroom, a lobby with side access and a conservatory. The first floor boasts two double bedrooms with built-in wardrobe space, a single bedroom/study room and a family bathroom. On the top floor you will find a further two good size bedrooms, one bedroom includes a Juliet balcony with stunning views and shower room. Externally, you will find a generous south facing rear garden with a Swimsipa, outdoor kitchen, storage sheds with power and lighting, a summer house and an outside bar positioned at the end of the garden. To the front, the property also enjoys a driveway providing convenient off-road parking for two vehicles. We strongly recommend arranging a viewing today!





ENTRANCE HALL

WC

LOUNGE 12' 9" x 12' 1" (3.89m x 3.68m)

DINING ROOM 10' 10" x 10' 6" (3.3m x 3.2m)

KITCHEN 17' 1" x 14' 4" (5.21m x 4.37m)

UTILITY ROOM 7' 0" x 6' 3" (2.13m x 1.91m)

LOBBY

CONSERVATORY 11' 6" x 11' 2" (3.51m x 3.4m)

BEDROOM 9' 1" x 10' 10" (2.77m x 3.3m)

BATHROOM

LANDING

BEDROOM ONE 12' 10" x 11' 0" (3.91m x 3.35m)

BEDROOM TWO 10' 11" x 8' 10" (3.33m x 2.69m)

BEDROOM 3 12' 9" x 6' 10" (3.89m x 2.08m)

BATHROOM

BEDROOM FOUR 12' 4" x 8' 5" (3.76m x 2.57m)

BEDROOM FIVE 10' 0" x 9' 4" (3.05m x 2.84m)

ENSUITE

REAR GARDEN

SHED 16' 10" x 11' 10" (5.13m x 3.61m)

SHED 7' 10" x 9' 11" (2.39m x 3.02m)

DRIVEWAY



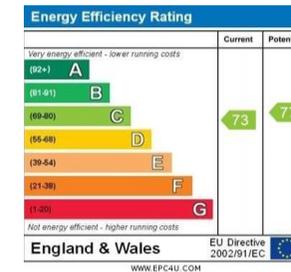
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

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.



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