

Situated in a highly regarded location within Hill Head is this beautifully presented five bedroom detached family home which benefits from well proportioned living accommodation. The property is situated close to the foreshore and Titchfield Haven Nature Reserve along with popular schools close by. There are pleasant and established gardens to the front and rear.

**The Accommodation Comprises:-**  
UPVC double glazed front door to;

**Entrance Porch:-**  
11' 6" x 3' 10" (3.50m x 1.17m)  
Coved ceiling, tiled flooring, door to;

**Entrance Hall:-**  
UPVC double glazed window to front elevation, stairs to first floor, under stairs storage cupboard housing meters and consumer unit, wooden flooring, radiator.

**Lounge:-**  
19' 7" x 14' 11" (5.96m x 4.54m) maximum measurements  
Coved ceiling, UPVC double glazed bay window to front elevation and obscured UPVC double glazed window to side elevation, feature wood burner with stone surround and hearth, two radiators, double opening glazed doors to;

**Dining Room:-**  
11' 7" x 13' 6" (3.53m x 4.11m) maximum measurements  
Coved ceiling, UPVC double glazed bay window to rear elevation and obscured UPVC double glazed window to side elevation, radiator.

**Kitchen:-**  
14' 11" x 10' 8" (4.54m x 3.25m)  
Coved ceiling, inset spotlighting, UPVC double glazed windows to rear elevation, refitted with a range of base cupboards and matching eyelevel units, solid wood work surface, butler sink with mixer tap, integrated dishwasher, space for fridge/freezer, bookshelf and further glass inset shelving, cupboard housing wall mounted boiler, range style oven (by separate negotiation), extractor hood over, door to;

**Utility Room:-**  
L-Shaped Room 14' 3" x 12' 2" (4.34m x 3.71m) narrowing to 8' 9" (2.66m)  
UPVC double glazed windows and door to rear garden, base cupboards and eyelevel units, stainless steel double drainer sink unit, recess and plumbing for washing machine and tumble dryer, space for under counter fridge, space for further freezer, larder cupboard with shelving (6' 4" x 4' 6" (1.93m x 1.37m)), tiled flooring, radiator.

**Cloakroom:-**  
Low level WC, wash hand basin, tile flooring, radiator.

**First Floor Landing:-**  
Access to loft space, cupboard housing hot water tank and shelving, further access to loft space.

**Bedroom One:-**  
17' 4" x 10' 11" (5.28m x 3.32m) maximum measurements plus wardrobe  
UPVC double glazed window to front elevation, built-in wardrobe, radiator.

**Bedroom Two:-**  
15' 10" x 12' 1" (4.82m x 3.68m) plus recess  
UPVC double glazed window to rear elevation, built in storage cupboards and recess storage area, radiator.

**Bedroom Three:-**  
11' 7" x 10' 7" (3.53m x 3.22m)  
Coved ceiling, UPVC double glazed window to rear elevation, radiator.

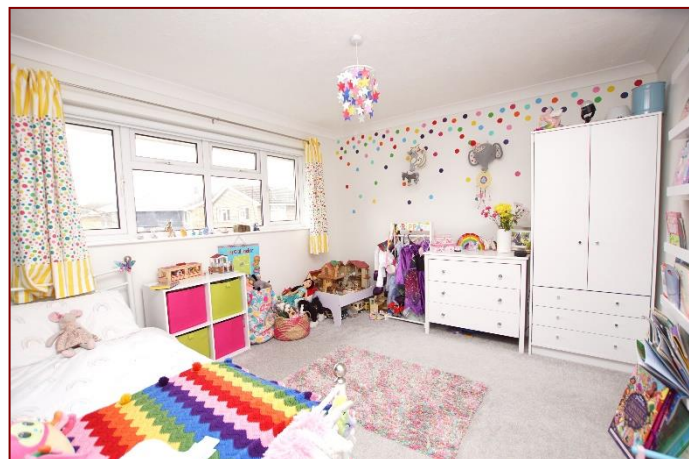
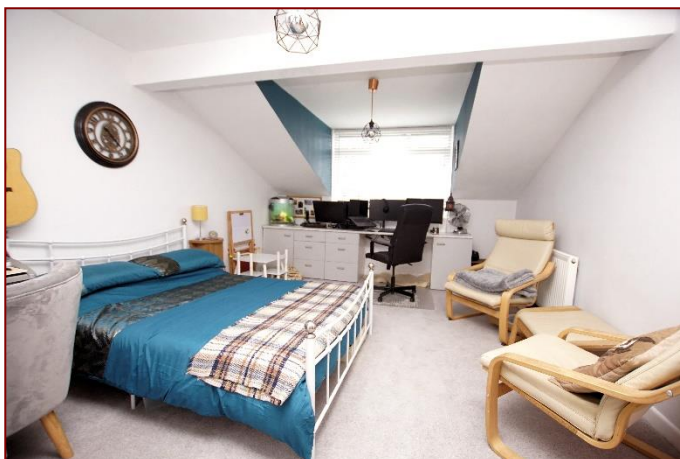
**Bedroom Four:-**  
13' 1" x 8' 10" (3.98m x 2.69m) maximum measurements  
UPVC double glazed window to front elevation, built in wardrobe, radiator.

**Bedroom Five:-**  
9' 11" x 7' 0" (3.02m x 2.13m) maximum measurements  
UPVC double glazed window to rear elevation, built in wardrobe, radiator.

**Bathroom:-**  
6' 10" x 4' 5" (2.08m x 1.35m)  
Obscured UPVC double glazed window to rear elevation, pedestal wash hand basin, bath with shower over, ladder style radiator.

**Shower Room:-**  
L-Shaped Room 11' 2" x 7' 7" (3.40m x 2.31m) narrowing to 3' 5" (1.04m)  
Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, shower cubicle with mains shower, radiator and heated towel rail.

**Outside:-**  
The rear garden is enclosed by panelled fencing, primarily laid to lawn with a fine array of flowers, shrubs and trees to borders, outside lighting and water butt, side pedestrian access via gate, patio and gravelled areas. To the front of the property there is a gravelled driveway providing ample off-road parking, double gates, integral single garage, shrubs and trees, pond.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F

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£735,000

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\*DRAFT DETAILS\*

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