

PROPERTY SUMMARY

This property is one of a kind. Situated on the highly requested location of The Grove, Hill Head, this four bedroom detached house has been individually architecturally designed and built just 10 years ago. With an energy efficient 'Mechanical Heat-Recovery Ventilation' heating system, underfloor heating throughout, fitted low energy lighting and solar panels, the property boasts an impressive 'B' energy performance rating. Dow nstairs, the house comprises of a capacious entrance hallw ay with statement ash wood staircase, a 22ft lounge with folding doors onto the garden, open plan kitchen/diner, forth bedroom/study, dow nstairs show er room and utility room. Upstairs, there is spacious gallery landing, a master bedroom with vaulted ceilings, a Juliette balcony, walk-in wardrobe and en-suite, two further double bedrooms and a family bathroom with four piece suite. The south facing rear garden has been designed by Hambrooks and is home to a variety of mature plants and shrubbery and features an additional, shed, greenhouse and garden room which offers great potential to be used as a home office, with power and lighting already installed. This wonderful family home is not one to be missed so call us now in our Stubbington to book in a viewing and avoid missing out!









ENTR ANCE HALL 14' 02" x 12' 10" (4.32m x 3.91m) DOWNSTAIRS SHOWER ROOM 7' 02" x 5' 07" (2.18m x 1.7m)

LOUNGE 17' 03" x 22' 06" (5.26m x 6.86m)

KITCHEN 10' 00" x 8' 11" (3.05m x 2.72m)

DINING ROOM 19' 02" x 11' 07" (5.84m x 3.53m)

UTILITY ROOM 10' 07" x 7' 03" (3.23m x 2.21m)

LANDING

BEDROOM ONE 17' 05" x 22' 04" (5.31m x 6.81m)

ENSUITE 6' 08" x 5' 09" (2.03m x 1.75m)

DRESSING ROOM 10' 08" x 6' 06" (3.25m x 1.98m)

BEDROOM TWO 14' 08" x 11' 08" (4.47m x 3.56m)

BEDROOM THREE 13' 10" x 9' 10" (4.22m x 3m)

BEDROOM FOUR 8' 08" x 10' 11" (2.64m x 3.33m)

BATHROOM 10' 10" x 8' 11" (3.3m x 2.72m)

OUTSIDE

G AR AGE

DRIVEWAY PARKING

REAR GARDEN With additional Summer House, Shed and Greenhouse.

GROUND FLOOR

1ST FLOOR



While every attempt has been mude to ensure the accuracy of the Booplan contained here, measurements of doors, whiches, rooms and any other items are approximate and no incepandality is taken for any encyorensets on emis-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. Made with Metrops, C6223. LOCAL AUTHORITY Fareham Borough Council

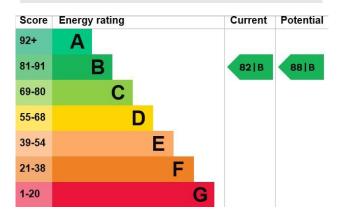
TENURE

Freehold

COUNCIL TAX BAND Band D

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



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