



**£865,000**  
**4 The Grove**  
Hill Head, PO14 3PG



## 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. Downstairs, the house comprises of a capacious entrance hallway with statement ash wood staircase, a 22ft lounge with folding doors onto the garden, open plan kitchen/diner, fourth bedroom/study, downstairs shower 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!







**ENTRANCE 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**

**GAR AGE**

**DRIVEWAY PARKING**

**REAR GARDEN** With additional Summer House, Shed and Greenhouse.





**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	82   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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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