



**£875,000**  
**2a Great Gays**  
Hill Head, PO14 3JU

## PROPERTY SUMMARY

This four bedroom family home is located in the ever popular location of Great Gays, Hill Head and has an attached one bedroom annex in addition to the main residence, ideal for multigenerational family living. The property is presented well and has generous internal accommodation including a 17ft lounge, separate dining room and a kitchen/breakfast room with sliding doors opening onto the private garden. There is a large driveway providing off road parking for multiple vehicles and a single attached garage. The self-contained annex comprises of a kitchen/breakfast room, lounge, bedroom and an en-suite bathroom. This versatile space could be used as is, but also provides further potential to expand the property. Properties in this location are popular so call us now in our Stubbington Branch to book in your viewing to avoid missing out.





**PORCH**

**ENTRANCE HALLWAY**

**CLOAKROOM**

**UTILITY ROOM** 7' 9" x 6' 11" (2.36m x 2.11m)

**LOUNGE** 17' 10" x 16' (5.44m x 4.88m)

**DINING ROOM** 17' 10" x 11' 8" (5.44m x 3.56m)

**KITCHEN/BREAKFAST ROOM** 13' 11" x 11' 7" (4.24m x 3.53m)

**FIRST FLOOR LANDING**

**BEDROOM 1** 16' 10" x 12' 7" (5.13m x 3.84m)

**ENSUITE** 7' 6" x 5' 11" (2.29m x 1.8m)

**BEDROOM 2** 11' 9" x 9' 10" (3.58m x 3m)

**BEDROOM 3** 10' 4" x 8' 8" (3.15m x 2.64m)

**BEDROOM 4** 9' x 7' 4" (2.74m x 2.24m)

**BATHROOM** 11' 7" x 7' 6" (3.53m x 2.29m)

**ANNEX**

**KITCHEN/BREAKFAST ROOM** 20' 5" x 7' 3" (6.22m x 2.21m)

**LOUNGE** 15' 5" x 11' 5" (4.7m x 3.48m)

**BEDROOM 1** 12' 5" x 11' 5" (3.78m x 3.48m)

**ENSUITE BATH/SHOWER ROOM** 11' 8" x 6' 3" (3.56m x 1.91m)

**OUTSIDE**

**GARAGE** 19' 11" x 9' 2" (6.07m x 2.79m)

**DRIVEWAY**

**GARDEN**

GROUND FLOOR



**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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



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