





Offers in excess of £900,000

# Hill View Southdown Road

Horndean, PO8 0ET

- FOUR BEDROOMS
- GATED DRIVEWAY & DOUBLE GARAGE
- FOUR RECEPTION ROOMS
- NO FORWARD CHAIN
- APPROX 3000 SQ FT
- THREE BATHROOMS
- PLOT APPROX 1/3 ACRE

Hillview is a unique, extended detached home which was completely refurbished to a high specification by the current owners, the accommodation provides 3268 sq ft of living space including a double garage.



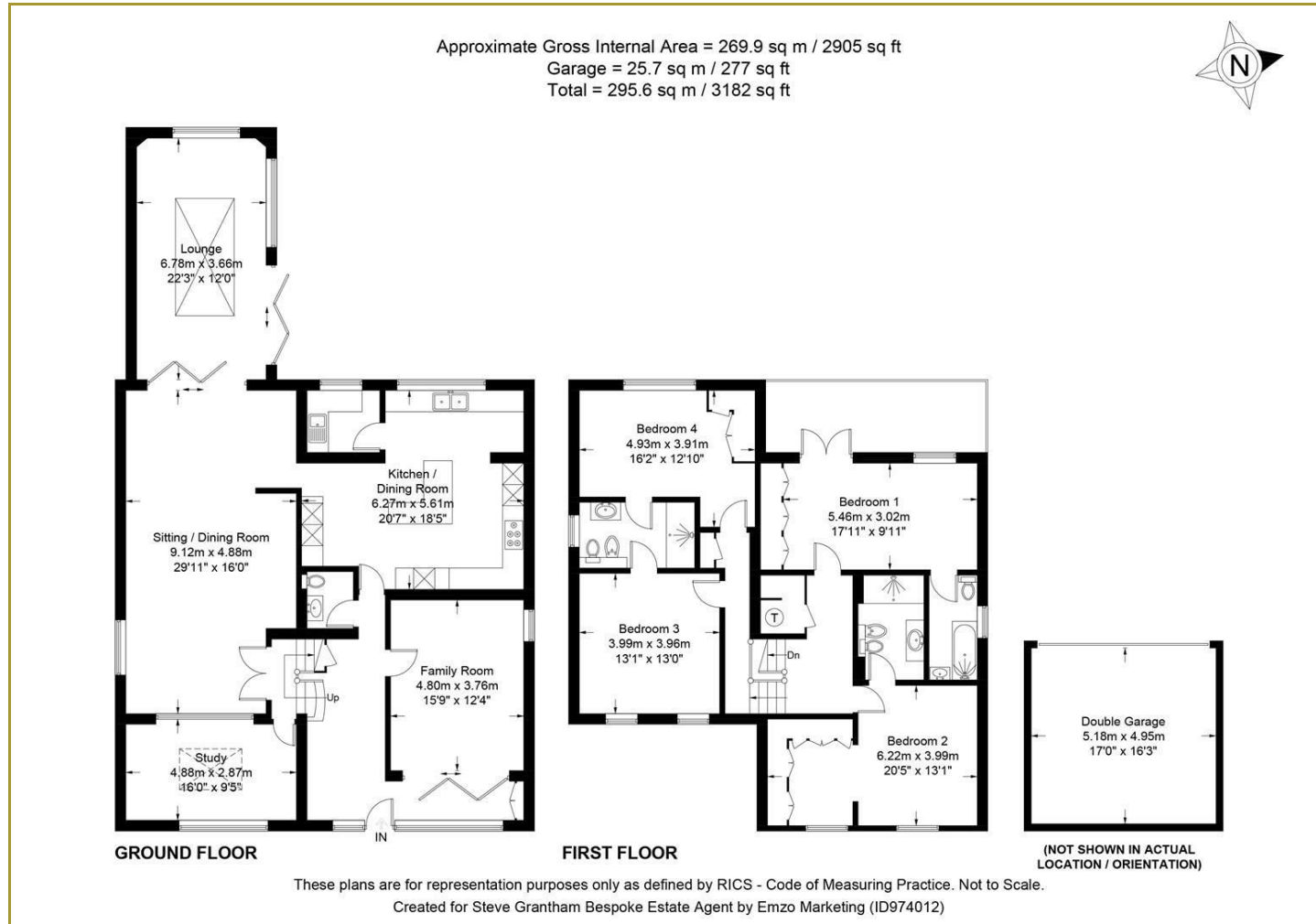
This detached family residence situated in a peaceful, semi-rural setting on the eastern slopes of Catherington Lith just north of the village of Horndean. Located close to village amenities and schooling, main line rail services to London (Waterloo) will be found in Petersfield and Havant nearby. Refurbished to a high specification throughout with designs by Jane Clayton and Co, the property offers a host of high-tech efficiency features including solar panels connecting a pair of Tesla power-walls (batteries), triple glazing, underfloor heating and a "Fibaró" lighting/heating system to name a few. With an eye for interior design, other features include 'Lapicida' marble bathrooms, oak flooring and architraves together with a CCTV security system. At over 3,000 sq.ft (284 sq.m). The luxurious interior which spans a variety of different levels comprises; welcoming hall, cloakroom, family room, kitchen/breakfast room and utility room on the reception level with steps leading to an upper level providing access to a home office, 30ft drawing room with a feature 'Firebob' suspended log burner and large conservatory with bi-folding doors leading to the rear landscaped garden. On the dual level first floor you will find an impressive master suite with a fitted en-suite dressing room and separate shower room with the second bedroom having an en-suite plus doors leading to an open balcony. Bedrooms 3 & 4 also enjoy the shared 'Jack & Jill' shower room. Externally, remote controlled gates open onto a large driveway offering parking for a number of vehicles leading to a double garage. The terraced and landscaped rear garden has areas laid to lawn, patios, decking, play area and a domed garden pod all pleasantly backing onto wooded down land.



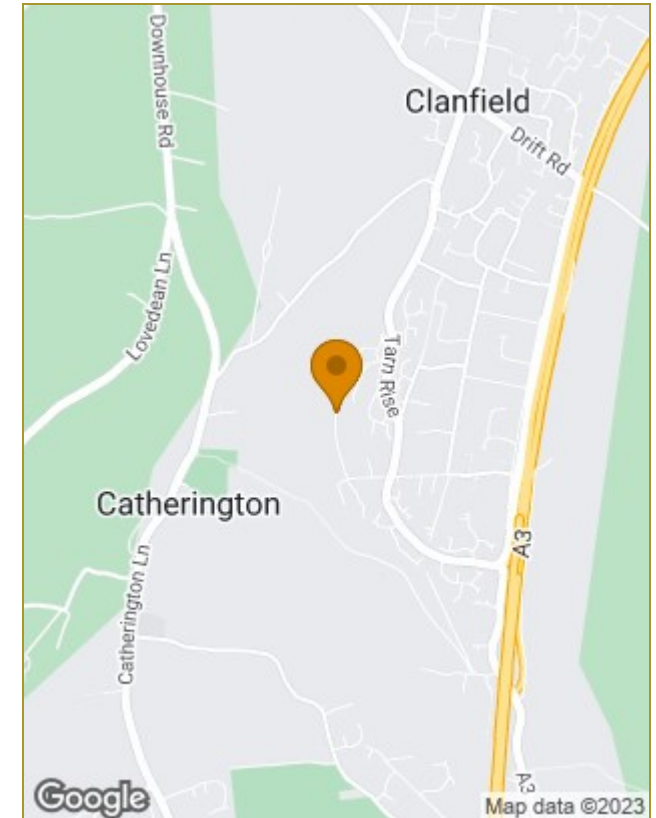




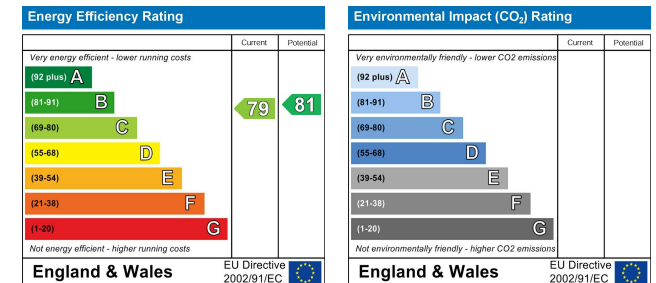
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.