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Sales and Lettings

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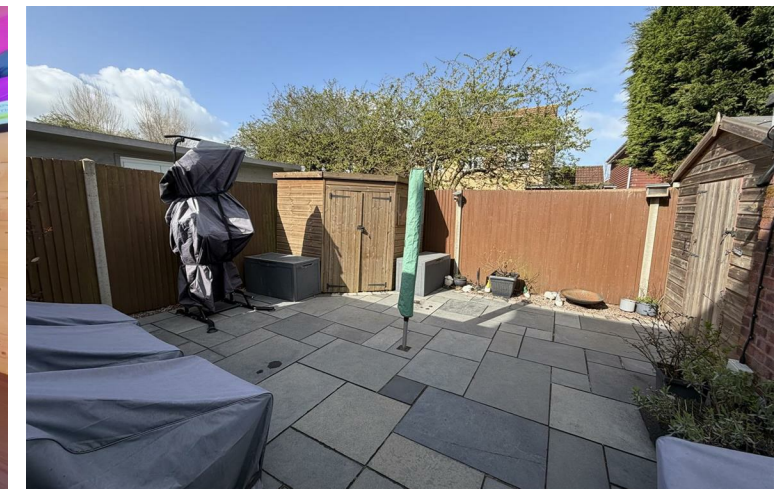
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**21 Pytchley Close
Hill Head
Fareham
PO14 3SF**

Asking Price £389,950
Freehold



An extended four-bedroom family home, lovingly maintained and thoughtfully renovated by the current owners for over 30 years. This spacious accommodation offers excellent potential for a long-term home. The property comprises an entrance hall, kitchen, dining room, and lounge. The first floor features three bedrooms and a family bathroom, while the second floor offers a generous main bedroom complete with a walk-in wardrobe and en-suite shower room. Externally, the property benefits from a low-maintenance, westerly-facing garden, an outdoor study/bar, and direct access to the garage. Ideally located within walking distance of Hill Head beach and great local schools. Early viewing is highly recommended, as homes of this size rarely come to market. Call today to avoid disappointment: 01329 665700.



Front Door

Into:

Entrance Hall

Storage cupboard housing meters and space for shoes, textured ceiling, hanging space for coats, radiator, understairs cupboard, LVT flooring Doors to:

Kitchen

13'10" x 8'5" (4.24 x 2.59)

Skimmed ceiling, modern re-fitted range of wall and base/drawer units with worktop over, one and half bowl sink, space for washing machine, integrated dishwasher, integrated fridge and freezer, induction hob, three eye level ovens/grill, wall mounted boiler, PVCu double glazed window to front elevation, LVT flooring.

Dining Room

14'11" x 9'10" (4.57 x 3.02)

Textured ceiling, radiator, access to virgin media point, LVT flooring, door to:

Lounge

13'9" x 14'9" (4.21 x 4.51)

PVCu double glazed window and french doors to rear garden, underfloor heating, television point, radiator.

First Floor Landing

Skimmed ceiling, access to airing cupboard. Doors to:

Bedroom 2

11'10" x 8'7" (3.61 x 2.64)

Textured ceiling, PVCu double glazed window to front elevation, fitted wardrobes with sliding doors, radiator.

Bedroom 3

10'9" x 7'10" (3.28 x 2.40)

Textured ceiling, PVCu double glazed window to rear elevation, radiator.

Agent Note: there is the option of taking half of Bedroom 2 wardrobe and the airing cupboard to create a fitted wardrobe into this bedroom.

Bedroom 4

7'7" x 7'6" (2.32 x 2.30)

Textured ceiling, PVCu double glazed window to rear elevation, radiator.

Family Bathroom

6'3" x 5'10" (1.93 x 1.80)

PVCu double glazed window to front elevation, suite comprising corner bath with electric Mira shower head over, wash basin, WC, heated towel rail.

Second Floor Landing

Door into:

Bedroom 1

15'0" x 9'6" (4.59 x 2.92)

Skimmed ceiling, PVCu double glazed windows to rear elevation, radiator. Doors into:

Walk-in Wardrobe

Skimmed ceiling, velux window, access to eaves space, hanging rails, light.

En-suite

Suite comprising shower cubicle, velux window, tiled, storage cupboard, wash basin, WC, heated towel rail.

Outside

Front

Low maintenance frontage with paved area and plant pots. Side access to:

Rear Garden

A fully enclosed westerly facing rear garden mainly laid to patio with shed, side access to front, and access to:

Bar/Study

15'8" x 7'4" (4.79 x 2.25)

A converted shed which has been boarded out internally. The present owners currently utilise this space as a bar and study, there is power and internet connection and door open to rear garden.

Garage/ Parking

16'4" x 8'1" (4.99 x 2.48)

Situated in a block to the side of the property, up and over door, power and light, personal rear door open into rear garden.

Off-road parking in a block to the side of the house which is free for all.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

