



12
Old Street
Hill Head
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12 Old Street
Hill Head
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Asking Price £1,200,000
Freehold



Veranda

Front Door

Accessed via a Solid oak front door into the :

Entrance Hallway

15'4" x 6'9" (4.68 x 2.07)

Parquet flooring, staircase to first floor landing, oak wood wall panelling, smooth skimmed ceiling with feature Oak beams to ceiling, radiator.

Sitting Room

15'10" x 12'11" (4.85 x 3.95)

Parquet flooring, UPVC double glazed window and door open to gardens, a charming exposed brick fireplace with a gas stove, smooth skimmed coved ceiling, radiator,

Dining Room

15'10" x 14'10" (4.84 x 4.54)

A centre piece brick open fireplace (regularly used) Parquet flooring, double glazed window to front elevation, Oak wood wall panelling, feature Oak beamed ceilings. radiator.

Kitchen/Family Room

29'5" x 12'6" (8.99 x 3.83)

A beautiful extended kitchen providing a vaulted ceiling at one end fitted with Bi-folding doors opening onto the rear garden, Three additional full length windows allowing plenty of light to filter in. A velux window is also fitted with an Oak Beam to the ceiling, The kitchen is fitted with a comprehensive range of wall and base cupboard/drawer units with Granite workspace surrounds, inset sink unit with multi spray mixer tap, space for range style cooker with glass canopy cooker hood over, space for fridge/freezer, integrated Bosch dishwasher and wine cooler, Limestone tiled flooring with underfloor heating, space for large dining table and chairs, double glazed window to rear elevation, wall mounted boiler, smooth skimmed ceiling with inset spotlights, two radiators,

Inner Hallway

Limestone tiled flooring and Quarry tiled floor, UPVC double glazed door to rear garden, smooth skimmed ceiling, access doors to utility, WC, downstairs bathroom, bedroom four and Kitchen/Family room.

WC

Double glazed window to rear elevation, half tiled walls, radiator.

Utility Room

7'10" x 7'2" (2.4 x 2.2)

Double glazed window to rear elevation, modern fitted utility storage cupboards, inset sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, quarry tiled flooring, radiator.

Downstairs Bathroom

Double glazed window to rear elevation, fitted with a white suite comprising of a panel bath with Victorian style mixer taps, wall mounted wash hand basin, fully tiled walk in shower cubicle, half tiled walls, smooth skimmed ceiling with inset spotlights, ceramic tiled flooring, radiator.

Bedroom Three

16'1" x 15'0" (4.92 x 4.58)

Double glazed window to front elevation, radiator, wood Parquet flooring, feature brick fireplace, radiator.

Bedroom Four

16'1" x 15'1" (4.91 x 4.6)

Double glazed window to rear elevation, fitted vanity sink unit, radiator.

Galleried Landing

23'4" x 7'0" (7.13 x 2.14)

Solid wood balustrade and Oak panelled walls, feature Oak beamed ceiling, window to rear elevation. Seating area, Doors leading to bedroom two and sitting room.

Master Bedroom

21'3" x 16'4 (6.48m x 4.88m-1.22m)

Double glazed window to side elevation, three fitted double wardrobes, radiator, feature beamed ceilings, engineered wood flooring, fitted remote controlled air conditioning unit/heater, door to:

En-suite

Double glazed window to side elevation, large fully tiled shower cubicle, 'His and Hers' circular sinks with mixer taps, low level WC, feature Oak beamed ceiling, chrome heated towel rail, access to shelved airing cupboard, inset spotlights to smooth skimmed ceiling.

Guest Bedroom

20'11 x 16'0" (6.38m x 4.88m)

Double glazed window to side elevation, oak beamed ceiling, four fitted double wardrobes, radiator, access to eaves storage space, two radiator, door to:

En-suite Bathroom

Wooden Velux window, fitted with a white suite comprising of a panel bath with Rainfall shower head over, pedestal wash hand basin, low level WC, chrome heated towel rail, ceramic tiled floor.

First Floor Sitting Room with Balcony

15'11" x 19'1" (4.86 x 5.84)

A centre piece feature brick fireplace, stripped wood floor boards, Oak wood beams to ceiling, double glazed French doors to front balcony, double glazed bay window to rear elevation, radiator, door to guest bedroom and to rear landing area.

Twin Garage/Workshop

Twin wooden doors to each garage, eaves storage to one garage, power and light and rear door and window to garden, side door access.

Gardeners Toilet/Storage Shed

These are brick built and are situated behind the garage

Front Garden/Driveway

An entrance with a long sweeping driveway offering ample parking, leading to the double garage/workshop, adjacent to the main front garden area laid to lawn and separate gated pathway leading to the front Veranda. The outlook to Old Street offers a high degree of privacy and seclusion.

Rear Garden

A well-established mature surrounding garden with a large patio area directly off the bi-folding doors, beyond the patio the garden opens into a generous lawn bordered by trees, potted plants and trellis with climbing plants. The far corner offers further storage such as a greenhouse and shed. Either side of the garage offers side access.

Solar Panels

The seller owns the solar panels. 12 panels on top of the garage.

2 storage batteries 3.5kw each.

Makemyhousegreen

Installed in 2023



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	

