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Pilgrims Hatch 4 Monks Way Hill Head PO14 3LU

Price: £1,350,000 Freehold



* An exceptionally rare opportunity to purchase a four bedroom detached home in one of the most sought after roads in Hill Head* Wonderful sea views from the rear garden and most rooms* Double garage and long drive *

* A plot of approximately 300 ft in length * Master suite with bathroom and dressing room *

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Accommodation Comprises:

Front door to:

Spacious Entrance Hall:

With stainless glass feature window, useful understair storage cupboard with light and stairs to first floor accommodation.

Cloakroom:

Useful storage for coats etc. and providing access to:

W.C.

Comprising W.C., wash hand basin.

Living Room: 24' x 13'3 (7.32m x 4.04m)

This spacious, well appointed room commands a wonderful Solent and Isle of Wight view across the garden from a double glazed bay window. There is a coal effect gas fire, attractive arched recesses, ceiling coving, radiators and feature arch doors lead out to the conservatory. TV point.

Dining Room: 15'8 x 12' (4.78m x 3.66m)

Situated at the front of the property and again commanding a wonderful view this good size dining room has sliding patio doors providing access out, skirting board radiator and a coved ceiling.

Drawing Room: 15' x 13'10 (4.57m x 4.22m)

Situated behind the living room accessed via timber doors from either the hallway or the living room itself this additional reception has a double glazed bay window to the front, coved ceiling, radiator, additional double glazed window to the side and television point.

Kitchen/Breakfast Room: 17' x 12' (5.18m x 3.66m)

The kitchen has a range of solid wood fronted wall and base units, granite square edge worktops with twin bowl sink unit, waste disposal and soft water tap. There is an eye level oven and inset electric hob, Worcester hot water boiler, supplying domestic hot water and central heating. Incorporated within the kitchen is a dishwasher and refrigerator.

There are ceiling downlighters and a door provides access out to the side. From double glazed windows there is view of the Solent and Isle of Wight.

Conservatory: 24'2 x 13' (7.37m x 3.96m)

Finished in UPVC with full height double glazed windows and doors, tiled flooring, ceiling blinds and fan. The view is once again, sublime.

Utility Room: 13'2 x 8' (4.01m x 2.44m)

Fitted with a range of wall and base units, roll edge worksurfaces, upright 'broom cupboard', single drainer sink unit, space and associated plumbing for washing machine and white good appliance, tiled flooring.

Lobby: 4'7 x 2'9 (1.4m x 0.84m)

The lobby to the rear of the utility room has tiled flooring and a double glazed window. There is also an enclosed shower with a frosted glass door. Access from here can be gained to:

Store Room: 16'6 x 7'9 (5.03m x 2.36m)

This room could be converted into another reception room if required or ground floor bedroom and is currently a useful store for sailing equipment, wine storage etc.

Double glazed windows, gas and electric meters, power and light and courtesy pedestrian door to the front. The equipment for the water softener is also here.

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On The First Floor:

Landing:

The property benefits from a spacious landing and access to all principle rooms. Built in airing cupboard with lagged hot water cylinder. Access to a large loft with boarding and light.

Master Suite: 20'5 x 14'6 (6.22m x 4.42m)

A spacious double bedroom with a range of fitted wardrobes, drawers and dressing table. There is coving and a radiator. A double glazed window and double glazed door provides the view and leads out onto a good size balcony.

Dressing Room: 15' x 4'10 (Plus wardrobe depth) (4.57m x 1.47m Plus wardrobe depth)

Benefiting from a full wall of wardrobes, radiator, drawer units, coved ceiling.

En-Suite Bathroom: 15'5 x 6'7 (4.7m x 2.01m)

A fully fitted and comprehensive suite of Jacuzzi bath, separate enclosed shower cubicle, pedestal wash hand basin, W.C., Bidet, tiled walls. There are double glazed windows to the front and side, wall and ceiling lights, radiator plus Dimplex warm air heater.

Bedroom Two: 14'1 max x 13'1 (4.29m max x 3.99m)

With built-in wardrobes, radiator, coved ceiling, double glazed window to the front.

Bedroom Three: 11'10 x 11' (3.61m x 3.35m)

Double glazed window to the front and a double glazed door leading out to the balcony. There is a skirting board radiator, coved ceiling, wall and ceiling light points.

Bedroom Four: 12' x 11' (3.66m x 3.35m)

Double glazed door, once again, providing wonderful views and access out to the good size balcony. Adjacent is a double glazed window. Coved ceiling, skirting board radiator.

Family Bathroom: 11' x 8'9 (maximum measurements only) (3.35m x 2.67m) (maximum measurements only)

Comprising of panel bath, pedestal wash hand basin, fully enclosed shower cubicle, tiled walls, double glazed window to the side. There is a deep storage cupboard, with light, measuring 9'5 x 3'6.

Separate W.C.:

Accessed from the hallway and comprising pedestal wash hand basin, W.C., tiled walls, extractor fan and skylight window.

N.B: With some simple reconfiguration an en-suite could easily be provided to bedroom two.

To The Outside:

Pilgrims Hatch is set on a generous plot around 300 ft. in length.

Front Garden:

To the front there is a large block paved drive with ample space for cars. There are areas of lawn and enclosed boundaries, outside tap. There is a neat patio area directly in front of the house which offers a high degree of privacy and a retreat from the sun in the southerly rear garden. There are assorted fruit trees, raised flower and shrub beds and exterior lighting, pedestrian access to both sides.

Double Garage: 23' x 21' (7.01m x 6.4m)

Twin up and over doors (one remotely operated) eaves storage, power and light, personal door to the rear. The garage is of brick construction set under a tiled and pitched roof.

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Rear Garden:

One of the joys of this position in Monks Way is that the rear garden benefits from wonderful sea views. This garden is predominately laid to lawn with a large patio area, flower and shrub borders and external lighting. There is an outside tap and automated watering system. The property has PVC gutters and fascias.

Current Energy Efficiency Rating: D-58

Council Tax Band: G

Viewing:

Strictly by appointment with the sole agents Eckersley White on (023) 92 553636

REF: UEL1801

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Note: Eckersley White has not calculated the floor area and the figure given is taken from the Energy Performance Certificate.

Floor Size: 2615.63 Sq. Ft. (243m²)

