







## 29 Crofton Lane, Fareham, Hampshire, PO14 3LP

*This breath-taking, custom-designed family home is just moments from the sea!  
From the moment you arrive, you'll be struck by the sense of space, with nearly 3,000 sq ft of well-proportioned living areas.*



- Five Bedrooms • Detached Family Home • Ample Driveway • Seaside Location • Approaching 3000 sq ft • No Chain • Solar Panelled • Zoned wet underfloor heating throughout



## ACCOMMODATION

As you step into the expansive entrance hall, the high ceilings and abundant natural light immediately highlight the thoughtful design of this home. The spacious hallway serves as the heart of the house, with all the main rooms conveniently situated around it. One of many desirable features to the property is the room programable zoned wet underfloor heating and solar panels. This layout is perfect for quick transitions after a day of water sports or swimming at Hill Head beach and is located just at the end of the road. Large corner windows in the main downstairs rooms maximize the home's seaside position, offering stunning views. At the front of the property, you'll find two versatile reception rooms, perfect as a cozy lounge, snug, or home office. The rear of the house features a stunning open-plan kitchen, dining, and living space—the true hub of family life. This large area, ideal for entertaining, boasts a wood-burning stove and sliding doors that open onto the west-facing garden, seamlessly blending indoor and outdoor living year-round. The kitchen is equipped with a built-in oven, an array of integrated appliances, and a durable granite worktop. A generous sized larder cupboard provides ample storage. The home also offers an annexe opportunity, located in the rear corner, with a separate utility area that includes its own side entrance. An additional rear reception room, currently used as a playroom, could easily be converted into another bedroom. The principal bedroom, situated at the rear of the house with garden views, features an extensive range of fitted wardrobes in the dressing room, which leads to convenient eaves storage—perfect for future expansion or conversion. The en-suite shower room completes this luxurious suite. Two of the three additional double bedrooms also come with fitted wardrobes. The rear garden is thoughtfully divided into two sections: the main garden, meticulously maintained with lush lawns, mature borders, and flower beds; and a large, secluded "secret" garden at the back, complete with its own private outlook and seating area. A vast patio terrace spans the rear of the house, featuring a hot tub and a granite finish water feature. The front of the property offers ample driveway parking for multiple cars, with an installed charging point for electric vehicles. This impressive home truly embodies the "wow-factor."



## SITUATION

Standing on the Northern side of Solent Water, Hill Head village is famed for its sheltered beach, stunning water front views, sailing club and small harbour known as Titchfield Haven. Whilst the area is served by a small shopping parade, a public house, and cafe, the village of Stubbington lies to the North and provides Hill Head residents with education facilities, more comprehensive shopping and medical facilities. As well as the sheltered local beaches and access to the sea, the nearby Titchfield Haven Nature Reserve and Hillhead Sailing Club provide another dimension for outdoor recreation. Junction 9 of the M27 Motorway lies about 4 miles away, as does the local Town of Fareham with its mainline railway station.







Approximate Area = 2816 sq ft / 261.6 sq m  
 Limited Use Area(s) = 74 sq ft / 6.8 sq m  
 Total = 2890 sq ft / 268.4 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1167789





**LOCAL AUTHORITY**

Fareham Borough Council  
Council Tax Band F

**ASKING PRICE £1,400,000**

**TENURE**

Freehold