



BY DESIGN

Neonshore House Cliff Road
Hill Head PO14 3JL

A beautifully presented Edwardian family home with panoramic views of the Solent

If you are looking for a home that has the space and adaptability for your family and where you can make some more changes this could well be the one for you. Meonshore House is located on the cliff above Hill Head beach with 180 degree views of the Isle of Wight, the Solent down towards Hurst Castle and the Needles.

This property was originally built in 1925 and has been sympathetically modernised and extended to create the comfortable home that is today. There is an entrance porch that leads into a lovely hall with a black and white tiled floor and substantial staircase that leads to the first floor. Off the hall are the sitting room with large bay window overlooking the Solent and wood burning stove for cosy winter evenings. Across the hall is the study also with a large bay window with a sea view and cast iron gas coal effect gas fire. Towards the rear of the house is a separate utility room and cloakroom. The hub of the home is a very spacious very well fitted kitchen installed in 2019 that incorporates a breakfast bar and a living area with ample space for a dining table and sofa with a picture window overlooking the professionally landscaped and planted private rear garden. There is also a dedicated cinema room and sun room.

Upstairs there is a master bedroom with sea views and an ensuite shower room, 2 further bedrooms each with a dressing room and a family bathroom. Subject to various consents there is the potential to develop the very large roof space into more accommodation and the dressing rooms into ensuite shower rooms.

The current owners have lived and brought up their family in this house for the last 9 years and it has been absolutely perfect for the family to enjoy the versatile accommodation= and the proximity to the beaches where a variety of water sports are enjoyed by many.

Meonshore House Hill Head



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Key features

Sea Views

Undoubtedly the views of the Isle of Wight and the Solent from this house are one of the best on the south coast coupled with the ease of access to the beaches and all forms of water sports makes this a perfect family home.

Reception rooms

There is a substantial and beautifully bright lounge with a log burner and a study with large bay windows providing uninterrupted sea views, a garden room and a spacious open plan family living area with a luxury fitted kitchen, breakfast bar and separate dining area with access to the garden. A separate dedicated fully equipped (available by separate negotiation) cinema room completes the ground floor and is perfect for family film nights.

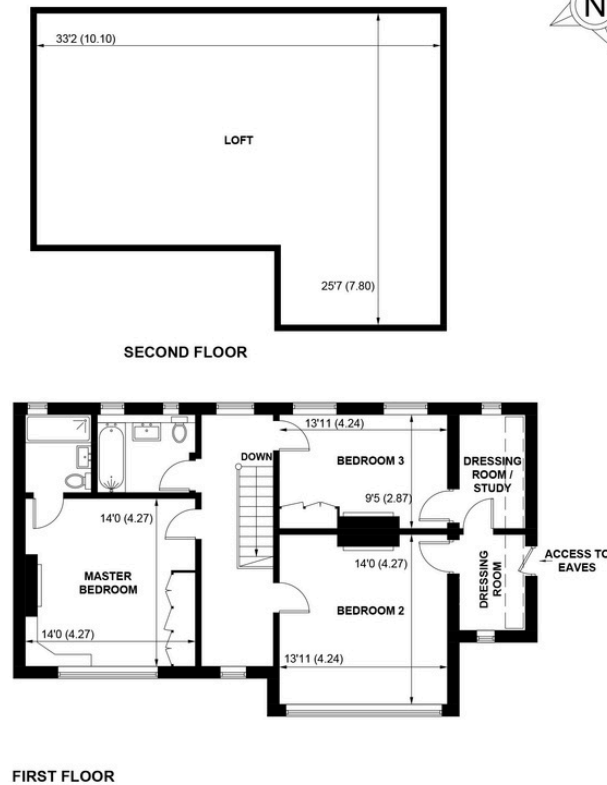
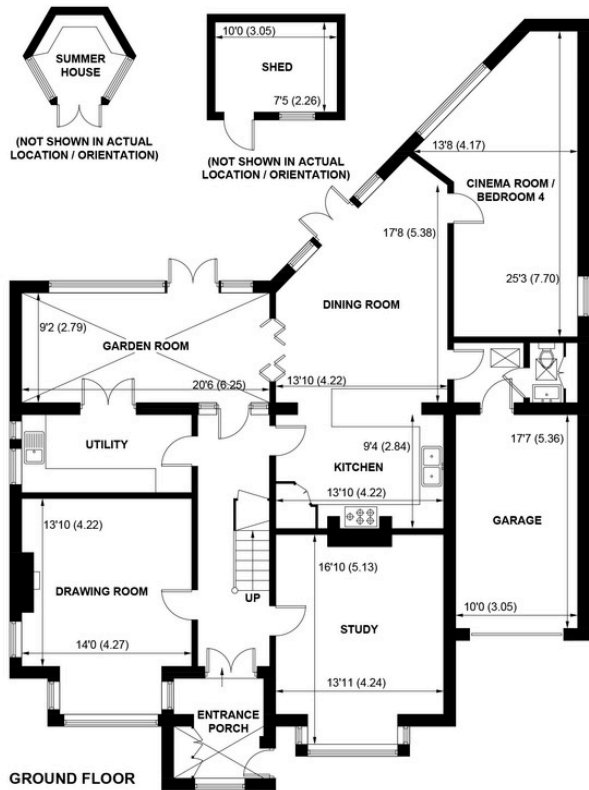
Bedrooms

The principle room has built in wardrobes and a newly fitted en-suite shower room. This is a lovely light room and overlooks the Solent. There are two further bedrooms each with a dressing room. A large family bathroom completes the first-floor accommodation, although there is ladder access to a fully boarded loft, which offers lots of potential for a studio or even further accommodation if required and there is space on the landing to include a fitted staircase.

Outside

There is a good size rear garden which has been professionally landscaped to include an ornamental pond with water feature, mature trees, plants and shrubs. To the front of the property there is a single garage adjoining the house and a large paved driveway for 4/5 cars.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

APPROXIMATE GROSS INTERNAL AREA = 2732 SQ FT / 253.8 SQ M

(INCLUDING GARAGE / EXCLUDING LOFT)

OUTBUILDINGS = 113 SQ FT / 10.5 SQ M

TOTAL = 2845 SQ FT / 264.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for By Design Homes

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BY DESIGN

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National audience

local knowledge