



Guide Price
£600,000 to £625,000
187 Cuckoo Lane
Stubbington, PO14 3QH

PROPERTY SUMMARY

Guide Price £625,000 to £625,000. This four double bedroom detached family home is situated on the popular Cuckoo Lane which is close to both Stubbington Village and Hill Head Beach. This property also falls within catchment area for Crofton Anne Dale Infant & Junior School and Crofton Senior School. Benefits to this property include no forward chain, a downstairs WC, utility room, two reception rooms and a conservatory with double doors leading out onto the large west-facing rear garden. Other benefits include beautiful views over the farmer fields and towards Titchfield Haven, an en-suite to the master bedroom, built in wardrobes to all four bedrooms and a family bathroom. This property also has a detached double garage with off road parking. We believe this to be a great opportunity for someone looking to put their own stamp on their next home. Please call our Stubbington Office today!

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HALLWAY

LOUNGE 17' 09" x 10' 10" (5.41m x 3.3m)

DINING ROOM 11' 05" x 10' 10" (3.48m x 3.3m)

KITCHEN 15' 05" x 9' 08" (4.7m x 2.95m)

UTILITY ROOM 9' 02" x 8' (2.79m x 2.44m)

SUN ROOM 9' 07" x 6' 04" (2.92m x 1.93m)

WC 6' 07" x 2' 11" (2.01m x 0.89m)

STUDY 9' 03" x 8' 06" (2.82m x 2.59m)

CONSERVATORY 12' 11" x 11' 01" (3.94m x 3.38m)

LANDING

MASTER BEDROOM 15' 02" x 10' 10" (4.62m x 3.3m)

ENSUITE 6' 08" x 6' 07" (2.03m x 2.01m)

BEDROOM TWO 11' 05" x 10' 10" (3.48m x 3.3m)

BEDROOM THREE 12' 05" x 9' 03" (3.78m x 2.82m)

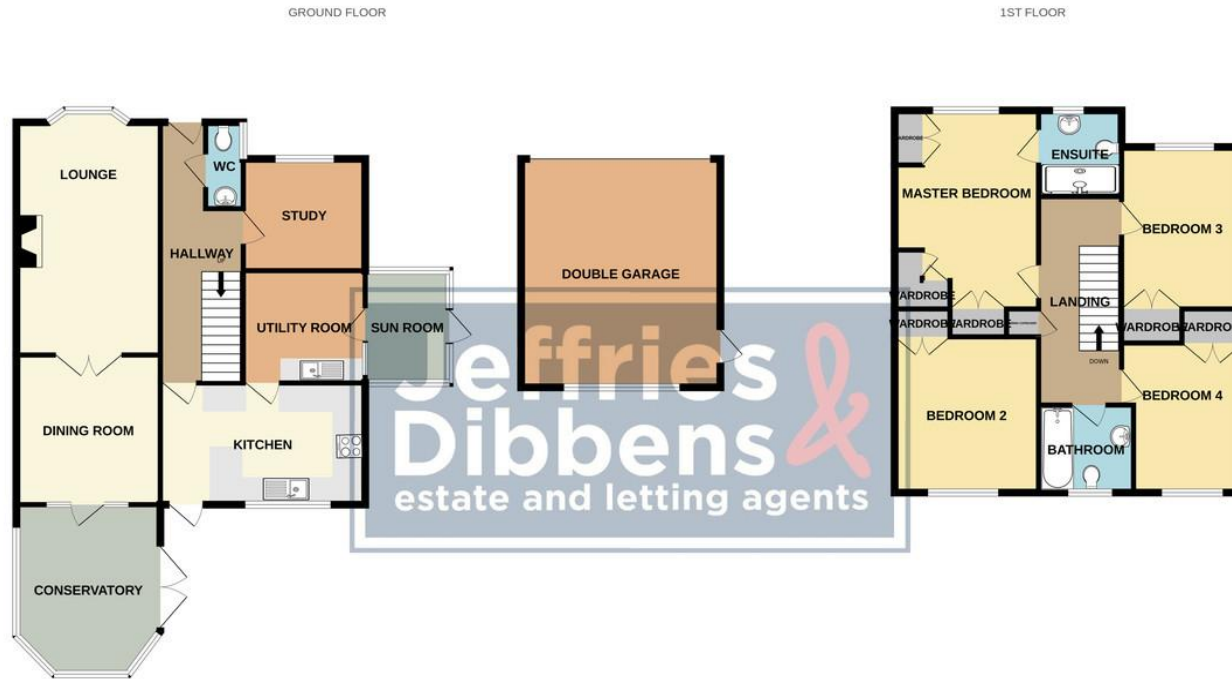
BEDROOM FOUR 11' 06" x 9' 04" (3.51m x 2.84m)

REAR GARDEN

DOUBLE GARAGE 17' 03" x 15' (5.26m x 4.57m)

OWN DRIVEWAY

AGENTS NOTE Council Tax Band E



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
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