



**£725,000**  
**109 Stubbington Lane**  
Stubbington, PO14 2PB



## PROPERTY SUMMARY

We are delighted to present this five bedroom, detached family home sitting on the ever-popular Stubbington Lane with heaps of character and spacious accommodation. The property boasts five great sized bedrooms with two of the bedrooms with en-suites, in addition to the main family bathroom. The master bedroom is located on the ground floor and offers the potential for multigenerational living. Downstairs, there is a 22ft lounge, characterful kitchen, separate utility and a dining room as well as a fantastic sun room with double doors onto the rear garden. The rear garden is a great size, with verdant lawn, a decked area and offers a good degree of privacy. Further benefits include driveway parking for multiple vehicles, gas central heating throughout and annex potential. The property is within walking distance to Stubbington Village, Lee-on-the-Solent and Hill Head Beach and great local schools and should be viewed to appreciate all that is on offer. Call us now in our Stubbington Branch to book in your viewing today.







- ENTRANCE HALL** 23' 02" x 6' 03" (7.06m x 1.91m)
- LOUNGE** 22' 8" x 13' 06" (6.91m x 4.11m)
- KITCHEN** 14' 06" x 10' 10" (4.42m x 3.3m)
- DINING ROOM** 13' 06" x 10' 10" (4.11m x 3.3m)
- SUN ROOM** 21' 06" x 12' 02" (6.55m x 3.71m)
- WC** 8' 02" x 2' 10" (2.49m x 0.86m)
- UTILITY ROOM** 11' 03" x 7' 09" (3.43m x 2.36m)
- BEDROOM ONE** 16' 11" x 10' 11" (5.16m x 3.33m)
- ENSUITE** 10' 11" x 8' 02" (3.33m x 2.49m)
- LANDING**
- BEDROOM TWO** 13' 08" x 11' 01" (4.17m x 3.38m)
- ENSUITE** 10' 10" x 2' 10" (3.3m x 0.86m)
- BEDROOM THREE** 11' 07" x 10' 10" (3.53m x 3.3m)
- BEDROOM FOUR** 18' 03" x 8' 06" (5.56m x 2.59m)
- BEDROOM FIVE** 14' 05" x 8' 07" (4.39m x 2.62m)
- BATHROOM** 10' 9" x 6' 6" (3.28m x 1.98m)
- OUTSIDE**
- DRIVEWAY**
- PRIVATE REAR GARDEN**



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 F

**VIEWINGS**  
 By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 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



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