

**£655,000**

**52 Cutlers Lane**

Stubbington, PO14 2JW

## PROPERTY SUMMARY

In a fantastic location within a few minutes' walk from Stubbington Village and within great school catchments, this beautiful family home boasts a large driveway, a private garden and generous accommodation, finished to a high standard. Upon entering the spacious entrance hallway, there is a downstairs cloakroom, refitted in 2019, a 23ft lounge/sitting room open into the dining room, a sleek fitted kitchen with a breakfast/family room and a large conservatory, offering versatile living space. Upstairs, this residence comprises four good sized bedrooms, a family bathroom with 'his and hers' sinks and an en-suite with Jack and Jill doors to bedroom two and three. The current owners have presented this property beautifully and renewed key features such as the consumer unit, boiler and windows. Call us now in our Stubbington Branch to book in your viewing and avoid missing out.





**ENTRANCE HALL**

**CLOAKROOM**

**SITTING ROOM** 23' 2" x 14' 8" (7.06m x 4.47m)

**DINING ROOM** 15' 3" x 9' (4.65m x 2.74m)

**BREAKFAST/FAMILY ROOM** 13' 5" x 9' 1" (4.09m x 2.77m)

**KITCHEN** 14' 1" x 8' 5" (4.29m x 2.57m)

**GARAGE/BOOT ROOM/WORKSHOP** 16' 9" x 9' 2" (5.11m x 2.79m)

**UPSTAIRS LANDING**

**BEDROOM 1** 13' x 9' 10" (3.96m x 3m)

**BATHROOM**

**BEDROOM 2** 14' 8" x 9' 11" (4.47m x 3.02m)

**ENSUITE** With Jack and Jill Doors

**BEDROOM 3** 14' 2" x 10' (4.32m x 3.05m)

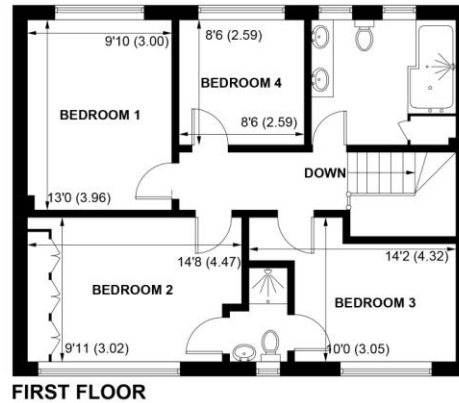
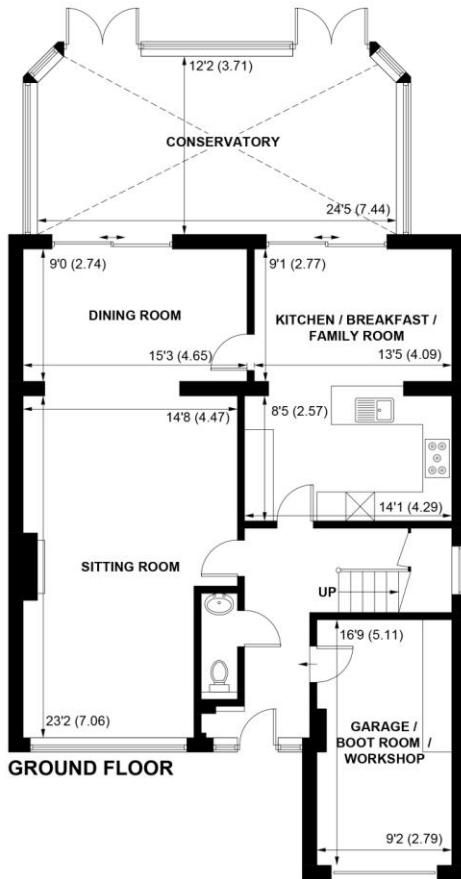
**BEDROOM 4** 8' 6" x 8' 6" (2.59m x 2.59m)

**OUTSIDE**

**DRIVEWAY PARKING**

**REAR GARDEN**





**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		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**APPROXIMATE GROSS INTERNAL AREA = 2056 SQ FT / 191.0 SQ M  
(INCLUDING GARAGE)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
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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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