



**Jeffries
Dibbens &**
estate and letting agents

64 Burnt House Lane
Stubbington, PO14 2EF

Exceptional

PROPERTY SUMMARY

This 1920s character property is situated on a fantastic plot of one-third of an acre and offers a unique opportunity for the next owners to put their own stamp on this spectacular residence. With a secluded and peaceful feel, surrounded by mature trees, shrubbery, and wildlife, this detached house boasts six generously sized bedrooms, three reception rooms, and two bathrooms, with a further two W/Cs. With high ceilings and feature fireplaces, this home is traditional and characterful while demonstrating style and modern twists, such as the freestanding bath in the refitted bathroom. The kitchen/breakfast area has a spacious, cottage-like feel and is open to the dining/sitting room, creating a vibrant social space for the whole family. A separate lounge with an open fire wood burner is ideal for cosy winter evenings. Further benefits include being within great school catchments and walking distance to the village, as well as gas central heating throughout.











ENTRANCE HALL

LOUNGE 19' 3" x 16' 2" (5.87m x 4.93m)

GARDEN ROOM 10' 2" x 9' 8" (3.1m x 2.95m)

DINING ROOM 17' 9" x 14' 9" (5.41m x 4.5m)

KITCHEN/BREAKFAST ROOM 19' 3" x 13' 9" (5.87m x 4.19m)

UTILITY ROOM 11' 7" x 10' 4" (3.53m x 3.15m)

LARDER

DOWNSTAIRS W/C

LANDING

BEDROOM ONE 12' 7" x 9' 5" (3.84m x 2.87m)

BEDROOM TWO 14' 4" x 11' 5" (4.37m x 3.48m)

BATHROOM

BEDROOM THREE 13' 10" x 12' 7" (4.22m x 3.84m)

SEPERATE W/C

BEDROOM FOUR 12' 8" x 10' 1" (3.86m x 3.07m)

FAMILY BATHROOM

BEDROOM FIVE 10' x 8' 10" (3.05m x 2.69m)

BEDROOM SIX 9' 4" x 6' 6" (2.84m x 1.98m)

OUTSIDE

DRIVEWAY PARKING

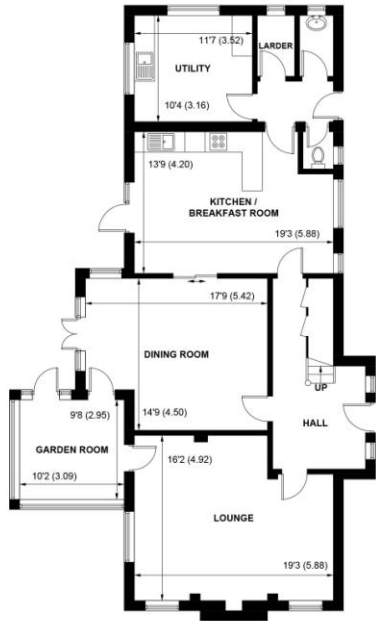
WORKSHOP 35' 5" x 15' 6" (10.8m x 4.72m)

GARAGE 20' 1" x 10' 0" (6.12m x 3.05m)

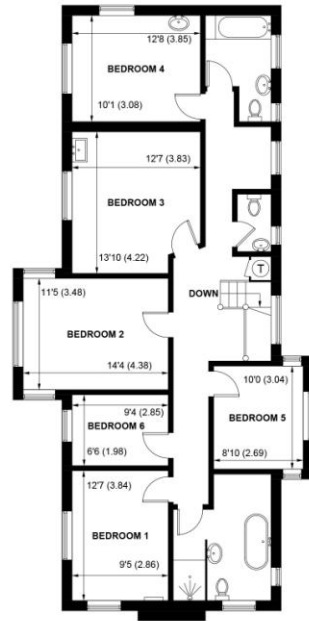
WRAP AROUND GARDEN

SHED 26' 11" x 7' 5" (8.2m x 2.26m)

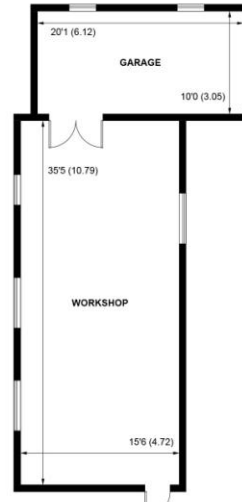




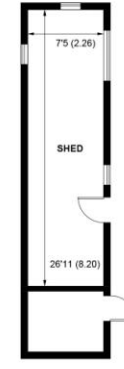
GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 2492 SQ FT / 231.5 SQ M
OUTBUILDINGS = 992 SQ FT / 92.2 SQ M
TOTAL = 3484 SQ FT / 323.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band G

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 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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