



Jeffries & Dibbens
estate and letting agents

32 Titchfield Road
Stubbington, PO14 2JH

Exceptional

PROPERTY SUMMARY

This expansive five bedroom family home is situated a short walk from Stubbington Village and its wide range of amenities and boasts a large plot, offering potential to further extend and adapt, subject to planning permissions. Within great school catchments and close to the beautiful south coastline, this chalet bungalow has versatile accommodation which could cater for multigenerational living, with a downstairs shower room and bedroom. There are various reception rooms which give separate living, dining and study areas, providing options when entertaining and catering for friends and family. The kitchen is fully fitted with a breakfast bar, integrated appliances and is open to a social dining space. The full length sun room to the rear has two sets of double doors opening onto the decking and pleasant garden. Upstairs, this home offers four well-proportioned bedrooms, a refitted ensuite to the master bedroom and a stunning bathroom with a feature free-standing, roll-top bath. Throughout the house is a light and airy feel, with an abundance of windows letting in natural sunlight. Enjoying a westerly aspect, the beautifully maintained back garden offers a great degree of privacy as well as various sections of patio and deck, verdant lawn and mature shrubbery, ideal for hosting on summer evenings. Further benefits to this unmissable property include an additional downstairs W/C, a double length integral garage, further studio in the rear garden and driveway parking for multiple vehicles with an electric car charging point. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out.











ENTRANCE HALLWAY

STUDY 9' 9" x 7' 9" (2.97m x 2.36m)

FRONT LOUNGE 13' 6" x 11' 9" (4.11m x 3.58m)

BACK LOUNGE/SNUG 12' 9" x 12' 8" (3.89m x 3.86m)

W/C 6' 4" x 3' 4" (1.93m x 1.02m)

DOWNSTAIRS SHOWER ROOM 7' 9" x 6' 5" (2.36m x 1.96m)

BEDROOM 5/EXTRA RECEPTION 10' 9" x 9' 8" (3.28m x 2.95m)

KITCHEN/DINER 19' 5" x 11' 8" (5.92m x 3.56m)

DINING ROOM 12' 8" x 12' 1" (3.86m x 3.68m)

SUNROOM 26' 2" x 12' 7" (7.98m x 3.84m)

UPSTAIRS LANDING

BEDROOM 1 14' 6" x 13' 9" (4.42m x 4.19m)

ENSUITE 7' 6" x 5' 8" (2.29m x 1.73m)

BATHROOM 7' 6" x 7' 4" (2.29m x 2.24m)

BEDROOM 2 14' 1" x 13' 3" (4.29m x 4.04m)

BEDROOM 3 10' 3" x 7' 4" (3.12m x 2.24m)

BEDROOM 4 10' 2" x 7' 4" (3.1m x 2.24m)

OUTSIDE

DRIVEWAY PARKING

FRONT GARDEN

INTEGRAL GARAGE 22' 8" x 9' 2" (6.91m x 2.79m)

REAR GARDEN

WORKSHOP 16' 4" x 9' 6" (4.98m x 2.9m)

STORAGE 9' 6" x 5' 3" (2.9m x 1.6m)





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	82 B
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.



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