



177 Ranvilles Lane
Stubbington, Fareham, PO14 3EZ

Exceptional

PROPERTY SUMMARY

The Lapwing, is a beautifully designed four-bedroom detached family home, offering 1,677 sq. ft. of thoughtfully arranged living space. This stunning property includes a spacious kitchen/dining area, a comfortable lounge, a study, a garage, and private parking. Early viewing is highly recommended.

The heart of the home is the expansive 29'8" x 12'8" kitchen/dining room, featuring double doors that open onto the rear garden. The kitchen is equipped with high-quality fitted wall and base units, solid worktops with a matching upstand, and premium integrated appliances, including a Neff combi oven and induction hob, a Zanussi fridge/freezer, and a dishwasher. A separate utility room provides additional convenience. The ground floor also comprises a generous living room, a dedicated study, and a downstairs WC.

Upstairs, there are four well-sized bedrooms, with the master suite enjoying the luxury of an en-suite bathroom. A stylish family bathroom serves the remaining bedrooms, all fitted with contemporary white Porcelanosa sanitaryware and sleek chrome fittings.

Outside, the rear garden offers a paved patio area, an external tap, and lighting at both the front and rear of the property. A single garage and allocated parking complete this exceptional home.











ENTRANCE HALL

STUDY 9' 9" x 8' 8" (2.97m x 2.64m)

LIVING ROOM 17' 2" x 11' 6" (5.23m x 3.51m)

KITCHEN/DINER 29' 8" x 12' 8" (9.04m x 3.86m)

W/C

UTILITY ROOM

UPSTAIRS LANDING

BEDROOM 1 15' 10" x 11' 6" (4.83m x 3.51m)

ENSUITE

BEDROOM 2 12' 6" x 8' 8" (3.81m x 2.64m)

BEDROOM 3 11' 6" x 11' 4" (3.51m x 3.45m)

BEDROOM 4 13' 3" x 8' 4" (4.04m x 2.54m)

BATHROOM

OUTSIDE

FRONT GARDEN

DRIVEWAY PARKING

GARAGE

REAR GARDEN



The Sandpiper

3 BEDROOM DETACHED HOME
PLOTS 11 12



The Redshank

3 BEDROOM DETACHED HOME
PLOT 3



The Curlew

3 BEDROOM DETACHED HOME
PLOTS 8 9



The Dunlin

4 BEDROOM DETACHED HOME
PLOTS 5 7 11



The Lapwing

4 BEDROOM DETACHED HOME
PLOTS 2 4 10 12





LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band TBC

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	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.



Exceptional

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