



**Jeffries & Dibbens**  
estate and letting agents

**6 Grange Close**  
Stubbington, PO14 2FB

*Exceptional*

## PROPERTY SUMMARY

The Dunlin is a beautifully crafted four-bedroom detached home, offering a generous 1,893 sq. ft. of stylish and functional living space. Designed for contemporary family life, this home features a spacious kitchen/dining area, a separate lounge, a study, and an elegant master suite with a walk-in wardrobe and en-suite shower room.

The standout feature of this home is the expansive 25'2" x 13'8" kitchen/dining room, where double doors lead out to the rear garden, creating a seamless connection between indoor and outdoor spaces. The kitchen is fitted with high-specification wall and base units, durable solid worktops, and top-of-the-line Neff integrated appliances, including a combi oven, induction hob, Zanussi fridge/freezer, dishwasher, and wine cooler. A separate utility room adds extra convenience.

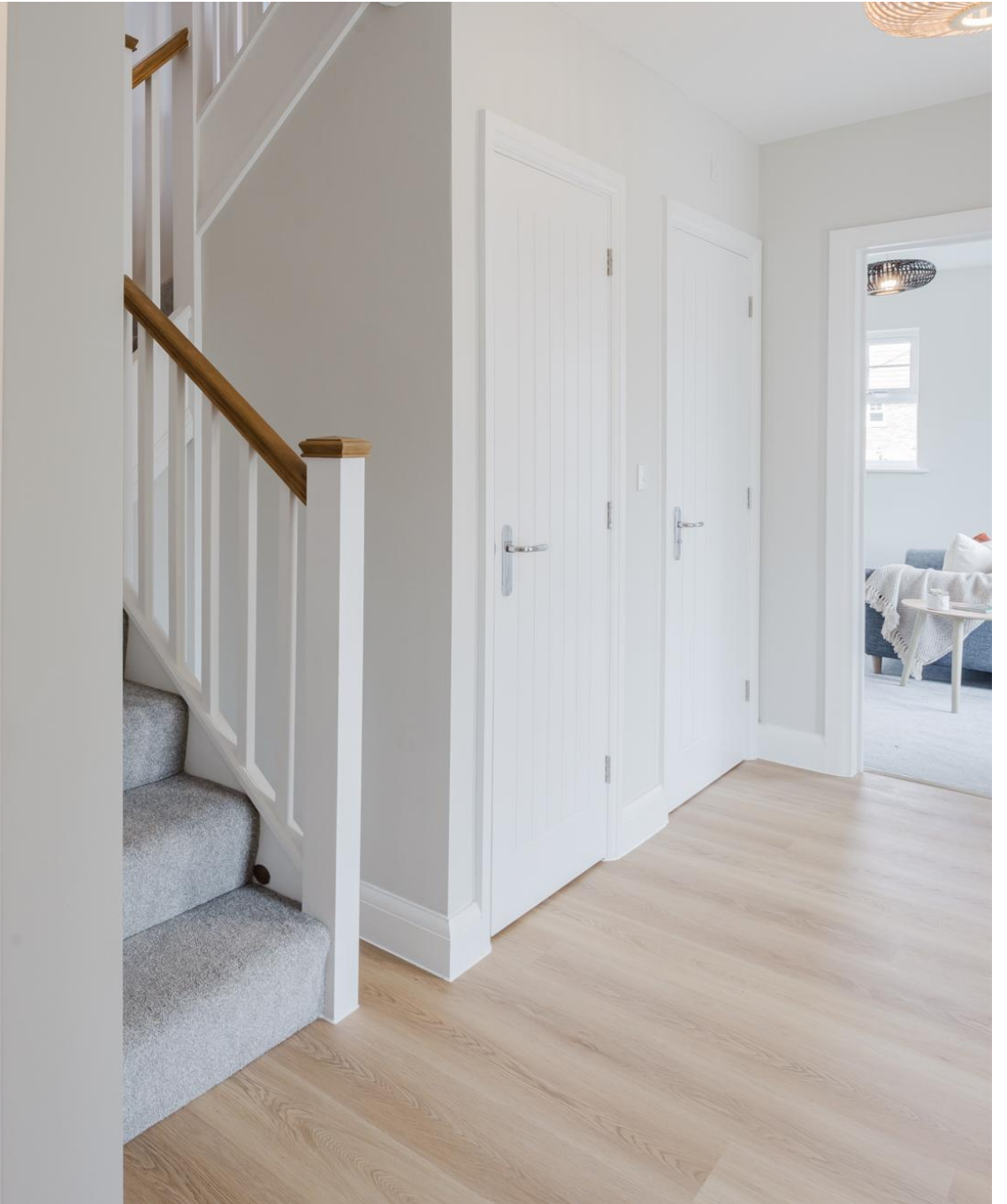
The ground floor also includes a bright and airy living room, a dedicated study for home working or quiet retreats, and a guest WC-ideal for both everyday living and entertaining.

Upstairs, four well-sized bedrooms provide ample space for relaxation. The master suite boasts a walk-in wardrobe and a private en-suite, while the second bedroom also benefits from its own en-suite. The remaining two bedrooms share a contemporary family bathroom, all finished with sleek white Porcelanosa sanitaryware and polished chrome fixtures.

Externally, the rear garden features a paved patio area, perfect for outdoor dining, along with external lighting and a water tap for added practicality. A double carport and additional parking spaces ensure plenty of room for both family and visitors.















## ENTRANCE HALL

## W/C

**LIVING ROOM** 22' 2" x 12' 10" (6.76m x 3.91m)

**KITCHEN/DINER** 25' 2" x 13' 8" (7.67m x 4.17m)

## UTILITY ROOM

**STUDY** 9' 2" x 8' 2" (2.79m x 2.49m)

## UPSTAIRS LANDING

**BEDROOM 1** 12' 10" x 11' 3" (3.91m x 3.43m)

## DRESSING ROOM

## ENSUITE

**BEDROOM 2** 12' 2" x 7' 6" (3.71m x 2.29m)

## ENSUITE

## BATHROOM

**BEDROOM 3** 11' 11" x 10' 1" (3.63m x 3.07m)

**BEDROOM 4** 12' 11" x 9' 7" (3.94m x 2.92m)

## OUTSIDE

## FRONT GARDEN

## DRIVEWAY

## CAR PORT

## 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		92 A
81-91	B	85 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



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