



**Jeffries  
Dibbens &**  
estate and letting agents

**173 Stubbington Lane**  
Stubbington, PO14 2NF

*Exceptional*



## PROPERTY SUMMARY

Built in 2022, this exceptional five-bedroom detached home is a masterpiece of contemporary design, offering luxury living in one of Hampshire's most sought-after coastal locations. Situated on the popular Stubbington Lane, this stunning residence backs on to Daedalus Airfield, providing impressive open views while being just moments from the scenic shores of Lee-on-the-Solent and Hill Head beaches. Expertly crafted by a renowned local firm, this home has been completed to a high standard and is designed for modern eco-living, featuring a Samsung air source heat pump for efficient heating and hot water.

The property boasts an expansive frontage with ample parking for multiple vehicles, including a triple carport-ideal for hosting guests or accommodating caravans and boats. The charming seaside village of Hill Head is known for its vibrant sailing community, picturesque waterfront, and access to scenic coastal walks. The nearby Titchfield Haven Nature Reserve offers a haven for wildlife enthusiasts, while excellent local amenities, highly regarded schools, boutique shops, and inviting cafés add to the area's appeal.

Upon entering, you are welcomed by a spacious entrance hallway that sets the tone for the home's sleek and stylish interiors. The heart of the home is the breath-taking open-plan kitchen/dining/living space, stretching over 30 feet and designed for both everyday family life and entertaining. This show stopping area features high-end finishes, including integral Siemens appliances, Hanex worktops, and underfloor heating throughout. Expansive bi-fold doors lead seamlessly to the beautifully landscaped rear garden, enhancing the connection between indoor and outdoor living. A separate lounge, a large utility room, and a downstairs cloakroom complete the ground floor.

The first floor hosts four generously sized double bedrooms, including two with high-spec en-suites, as well as a luxurious four-piece family bathroom. The master suite is a true sanctuary, boasting a vaulted ceiling, a Juliet balcony overlooking the rear, a fitted dressing area, and a sleek en-suite shower room. The third floor offers a highly versatile space, ideal as a fifth bedroom, study space or further living accommodation.

Adding to the home's appeal is the beautifully designed garden home office-perfect for remote work or creative pursuits. This fully insulated space blends seamlessly with the contemporary aesthetic of the property while providing a tranquil environment for productivity.

With its enviable location, cutting-edge eco-friendly features, and outstanding space-both inside and out-this is a rare opportunity for buyers to secure a luxury home that truly stands apart. Contact our Stubbington Branch today to arrange your viewing!

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## HALLWAY

**LOUNGE** 14' 7" x 13' 9" (4.44m x 4.19m)

**CLOAKROOM** 6' 6" x 4' 4" (1.98m x 1.32m)

**KITCHEN/DINER/FAMILY ROOM** 31' 6" x 22' 8" (9.6m x 6.91m)

**UTILITY ROOM** 10' 7" x 6' 5" (3.23m x 1.96m)

## LANDING

**MASTER BEDROOM** 14' 7" x 14' 6" (4.44m x 4.42m)

**DRESSING ROOM** 8' 9" x 8' 0" (2.67m x 2.44m)

**ENSUITE** 7' 5" x 7' 0" (2.26m x 2.13m)

**BEDROOM TWO** 14' 5" x 14' 2" (4.39m x 4.32m)

**EN-SUITE** 8' 0" x 4' 7" (2.44m x 1.4m)

**BEDROOM THREE** 14' 6" x 10' 8" (4.42m x 3.25m)

**BEDROOM FOUR** 14' 5" x 10' 0" (4.39m x 3.05m)

**BATHROOM** 9' 5" x 6' 7" (2.87m x 2.01m)

**BEDROOM FIVE** 33' 8" x 12' 7" (10.26m x 3.84m)

## OUTSIDE

## CARPORT

## REAR GARDEN

**OUTBUILDING** 17' 9" x 9' 3" (5.41m x 2.82m)

**STORAGE** 9' 1" x 5' 2" (2.77m x 1.57m)







**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	82 B	90 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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**f** @JeffriesAndDibbens

**ig** @JeffriesAndDibbens

**tw** @JeffriesDibbens

18 The Green, Stubbington, Fareham, Hampshire, PO14 2JG