

**Guide Price £600,000 – £615,000**  
**23 Croftlands Avenue**  
Stubbington, PO14 2JR



#### PROPERTY SUMMARY

This charming detached four-bedroom family home is ideally located on the sought-after Croftlands Avenue in Stubbington, just moments from the village and within easy reach of Hill Head Beach. Perfectly situated within the catchment area for the highly regarded Crofton Ann Dale Infant & Junior School, as well as Crofton Senior School, this home is ideal for families. As you enter, you'll find a welcoming porch leading into the spacious living area, where a log burner creates a warm, inviting atmosphere. The modern kitchen, with ample storage, opens seamlessly into the extended dining and family room featuring a modern, inset gas fire, perfect for family gatherings and entertaining. The large sliding doors effortlessly connect this space to the beautifully maintained, low-maintenance south-facing garden, offering an ideal outdoor retreat. Downstairs also includes a convenient shower room and a separate utility/storage room, with access to the front section of the garage. Upstairs, you'll find a contemporary shower room and four well-proportioned bedrooms. The master and second bedrooms both offer delightful views over Stubbington Recreation Ground, providing a tranquil setting. The property also boasts a driveway with space for multiple vehicles, adding to the convenience of this highly desirable home. Immaculately presented throughout, this property is a rare find on Croftlands Avenue and is sure to attract interest. We highly recommend a viewing to fully appreciate everything this home has to offer. Contact our Stubbington office today to arrange your appointment.





**PORCH** 5' 7" x 4' 9" (1.7m x 1.45m)

**LOUNGE** 22' 6" x 19' (6.86m x 5.79m) These are the maximum measurements.

**KITCHEN** 15' 7" x 10' 4" (4.75m x 3.15m)

**DINING AREA** 11' 5" x 10' (3.48m x 3.05m)

**FAMILY ROOM** 16' 6" x 13' 4" (5.03m x 4.06m)

**UTILITY/STORAGE** 9' 8" x 8' 6" (2.95m x 2.59m)

**SHOWER ROOM** 9' 2" x 4' 7" (2.79m x 1.4m)

**LANDING**

**MASTER BEDROOM** 13' 2" x 9' 6" (4.01m x 2.9m)

**BEDROOM TWO** 13' 3" x 7' 8" (4.04m x 2.34m)

**BEDROOM THREE** 15' 1" x 8' 6" (4.6m x 2.59m) These are the maximum measurements.

**BEDROOM FOUR** 12' 3" x 9' 5" (3.73m x 2.87m) These are the maximum measurements.

**SHOWER ROOM** 8' 4" x 5' 4" (2.54m x 1.63m)

**GARAGE/STORAGE** 8' 4" x 6' 3" (2.54m x 1.91m)

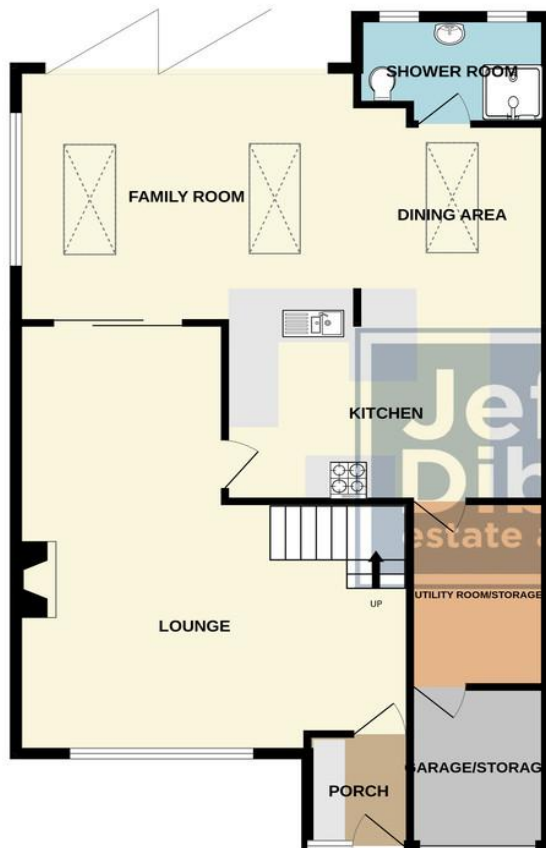
**OUTSIDE**

**REAR GARDEN**

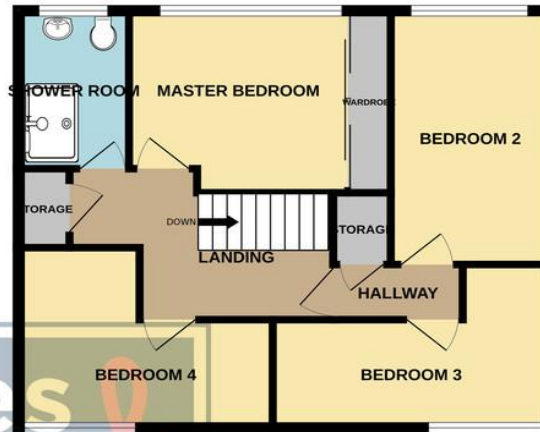
**DRIVEWAY**



GROUND FLOOR



1ST FLOOR

**LOCAL AUTHORITY**

Fareham Borough Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

Band E

**VIEWINGS**

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Jeffries  
& Dibbens**  
estate and letting agents

**OFFICE ADDRESS**

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