

£749,500

11 Marks Tey Road

Stubbington, PO14 3LE

PROPERTY SUMMARY

Situated at the end of a quiet cul-de-sac on coveted Marks Tey Road, this beautifully presented detached residence offers the perfect blend of comfort, character, and practicality. The home is set on a generously sized plot, featuring a broad driveway with ample parking and a south-east front garden that makes a striking first impression.

Inside, the ground floor delivers a versatile layout designed for both family life and entertaining. A dedicated study or fifth bedroom provides adaptable space for home working or visitors. The generous lounge flows seamlessly into a formal dining room and has patio doors leading to a sun-lit conservatory overlooking the rear garden.

The kitchen/breakfast room, accompanied by a well-proportioned utility area, forms the heart of the home for many. The utility offers space for laundry essentials and direct access to both the garden and the double garage-making everyday routines effortless.

Upstairs, the accommodation includes four bedrooms. The master suite features a private en-suite bathroom, while three further bedrooms include practical built-in storage-ideal for a growing family. A centrally located family bathroom serves the remaining bedrooms. Throughout the property, neutral décor creates a bright and welcoming ambiance.

The rear garden is a highlight - generous, private, and bathed in sunshine-perfect for alfresco dining or relaxing evening's outdoors. With room to personalize and adapt, it's a peaceful outdoor retreat.

With additional benefits such as being with close proximity to Stubbington beach and the Village and offering generous accommodation throughout, this family home is a stunning house that needs to be viewed in person to full appreciate all that is on offer. Call us now in our Stubbington Branch to book in your viewing today.

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HALLWAY

LOUNGE 21' 1" x 12' 10" (6.43m x 3.91m)

DINING ROOM 9' 11" x 11' (3.02m x 3.35m)

CONSERVATORY 11' 9" x 9' 1" (3.58m x 2.77m)

KITCHEN/BREAKFAST ROOM 18' 7" x 10' 1" (5.66m x 3.07m)

UTILITY ROOM 8' x 6' 10" (2.44m x 2.08m)

STUDY 10' 8" x 7' 8" (3.25m x 2.34m)

WC 6' 11" x 3' (2.11m x 0.91m)

LANDING

MASTER BEDROOM 13' 4" x 11' 8" (4.06m x 3.56m)

ENSUITE 7' 5" x 7' 4" (2.26m x 2.24m)

BEDROOM TWO 12' 5" x 10' 6" (3.78m x 3.2m)

BEDROOM THREE 12' 11" x 10' 3" (3.94m x 3.12m)

BEDROOM FOUR 9' 3" x 7' 7" (2.82m x 2.31m)

BATHROOM 7' 4" x 6' 9" (2.24m x 2.06m)

DOUBLE GARAGE 17' 8" x 16' 4" (5.38m x 4.98m)

OUTSIDE

REAR GARDEN

FRONT GARDEN

DRIVEWAY

GROUND FLOOR



1ST FLOOR



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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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
55-68	D	63 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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