



20 Anker Lane
Stubbington, PO14 3HF

Exceptional

PROPERTY SUMMARY

Situated in a peaceful and highly desirable lane in the heart of Stubbington village, just over a mile from the picturesque Hill Head beach, this beautifully renovated three/four-bedroom detached home offers an exceptional standard of modern family living.

The property has been extensively upgraded throughout, featuring a stunning open-plan kitchen/diner at its heart, complete with a large central island, high-end integrated appliances, walk-in larder, and a separate utility room. The bright dining area opens directly onto the garden, while the separate living room provides a stylish yet cosy retreat with a built-in media wall and contemporary fireplace. A ground-floor bedroom/office and a sleek cloakroom add further versatility and convenience.

Upstairs, the generous master suite includes a Juliet balcony overlooking the garden, a custom-fitted dressing room, and a luxurious en suite bathroom with a walk-in rainfall shower and double vanity. Two further well-proportioned bedrooms and a beautifully finished family bathroom – featuring a freestanding bath and separate shower – complete the first floor.

Outside, the beautifully landscaped rear garden extends to approximately 200ft and is designed for both relaxation and entertaining, centred around a heated air source swimming pool. Sleek porcelain patios, lush lawns, vibrant planting, and a pool room with power enhance the outdoor space. To the front, a spacious porcelain driveway provides ample parking, alongside a detached garage and well-maintained borders.

The property also benefits from £15,000 worth of solar panels with integrated battery storage, offering significant energy efficiency and sustainability.

A truly exceptional home that combines contemporary design, premium features, and a prime location to deliver an outstanding lifestyle opportunity.

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ENTRANCE HALL

KITCHEN/DINER 18' 9" x 10' 3" (5.72m x 3.12m)

UTILITY ROOM 8' 8" x 5' 7" (2.64m x 1.7m)

SITTING ROOM 20' 0" x 10' 6" (6.1m x 3.2m)

DINING ROOM 20' 0" x 10' 7" (6.1m x 3.23m)

DOWNSTAIRS W/C

OFFICE/BEDROOM 4 11' 9" x 7' 11" (3.58m x 2.41m)

LANDING

BEDROOM 1 20' 9" x 16' 6" (6.32m x 5.03m)

ENSUITE

DRESSING ROOM

BEDROOM 2 11' 11" x 9' 8" (3.63m x 2.95m)

BEDROOM 3 11' 11" x 9' 8" (3.63m x 2.95m)

FAMILY BATHROOM

OUTSIDE

FRONTAGE AND DRIVEWAY

REAR GARDEN

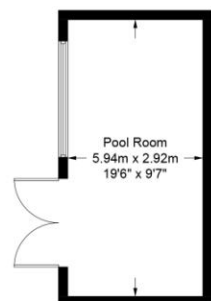
GARAGE 17' 8" x 8' 4" (5.38m x 2.54m)

AIR SOURCE HEATED SWIMMING POOL

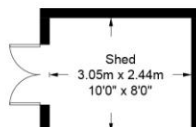
POOL ROOM 19' 6" x 9' 7" (5.94m x 2.92m)



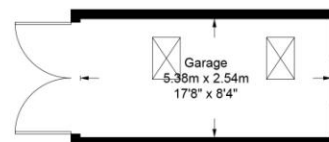
Approximate Gross Internal Area = 170.7 sq m / 1837 sq ft
 Outbuilding = 38.5 sq m / 414 sq ft
 Total = 209.2 sq m / 2251 sq ft



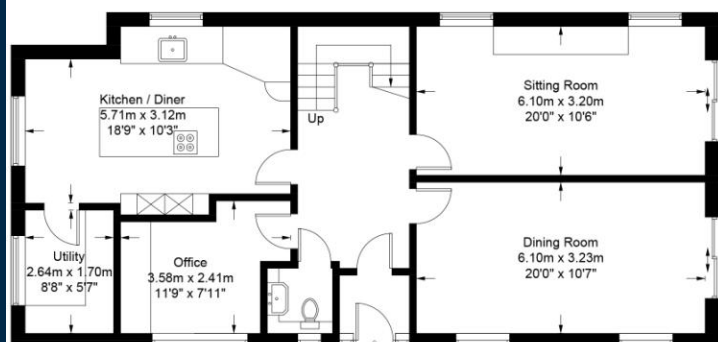
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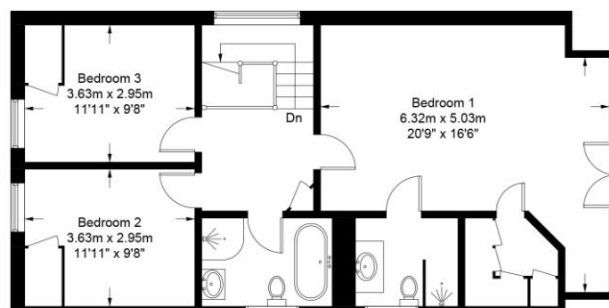
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Emzo Marketing (ID1125756)

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	77 C	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.

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.



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