

**£725,000**  
**38 Vicarage Lane**  
Stubbington, PO14 2LA



## PROPERTY SUMMARY

We are delighted to present this substantial, four/five bedroom family home tucked away at the end of a quiet cul-de-sac, just a short walk from Stubbington Village and its wide range of local amenities. Also within great school catchments, this detached house benefits from a large plot offering scope to further improve and extend, as well as a fantastic driveway and double garage. Internally, the property is well maintained and presented, comprising of a spacious entrance hallway, a separate lounge with doors onto the rear garden, a dual aspect kitchen/diner/family room boasting a well-appointed kitchen adjacent to a useful utility room, a further reception room which could be used as bedroom five and a downstairs W/C. Upstairs, off of the wide landing, there are four well-proportioned bedrooms, with the master suite having a generous ensuite shower room, making it an ideal family home. The main, four piece bathroom, completes this fantastic property. Further benefits include gas central heating throughout, a large brick built storage shed and potential to put your own stamp on your next home. Call us now in our Stubbington Branch to book in your viewing and avoid missing out today.

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#### **HALLWAY**

**LOUNGE** 18' x 17' (5.49m x 5.18m)

**KITCHEN/DINER/FAMILY ROOM** 34' 3" x 13' 3" (10.44m x 4.04m)

**UTILITY ROOM** 13' 1" x 10' 8" (3.99m x 3.25m)

**WC** 5' 9" x 5' 3" (1.75m x 1.6m)

**RECEPTION ROOM/BEDROOM FIVE** 16' 10" x 12' 10" (5.13m x 3.91m)

#### **LANDING**

**MASTER BEDROOM** 18' x 17' (5.49m x 5.18m)

**ENSUITE** 12' 8" x 5' 6" (3.86m x 1.68m)

**BEDROOM TWO** 13' 2" x 12' 10" (4.01m x 3.91m)

**BEDROOM THREE** 18' x 9' 6" (5.49m x 2.9m)

**BEDROOM FOUR** 10' 11" x 10' (3.33m x 3.05m)

**BATHROOM** 10' 5" x 9' 9" (3.18m x 2.97m)

#### **OUTSIDE**

#### **REAR GARDEN**

**DOUBLE GARAGE** 16' 11" x 16' 10" (5.16m x 5.13m)

#### **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	71 C	75 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.

**Jeffries  
Dibbens**  
estate and letting agents

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