

£695,000

41 Summerleigh Walk

Stubbington, PO14 2TG

PROPERTY SUMMARY

We are pleased to bring to market this beautiful family home, tucked away in a quiet cul-de-sac, within walking distance to Stubbington Village. In great school catchments, this detached home offers spacious accommodation with seamless flow, practicality and potential for the new owners to put their own stamp on it. Welcomed in by the wide entrance hallway, you will find a large lounge with a feature fireplace, a further reception room/study, a useful downstairs W/C and a well-appointed kitchen diner with a utility room adjacent. The kitchen is the family hub of the home and flows into the dining room which boasts doors onto the landscaped rear garden. The garden offers a great degree of privacy and an ideal space for summer BBQs with the family. Upstairs, the gallery landing leads to four fantastic double bedrooms, all with fitted storage and the master with an ensuite shower room. The large, four piece family bathroom completes this family home. With benefits such as a double garage, driveway parking for multiple cars and being within close proximity to both the South Coastline and transport links, this property is not to be missed! Call us now in our Stubbington Branch to book in your viewing today.





ENTRANCE HALLWAY

LOUNGE 17' 9" x 11' 10" (5.41m x 3.61m)

KITCHEN/DINER 30' 8" x 13' 5" (9.35m x 4.09m)

UTILITY ROOM 6' 1" x 5' 2" (1.85m x 1.57m)

STUDY 10' 2" x 7' 8" (3.1m x 2.34m)

DOWNSTAIRS W/C

UPSTAIRS LANDING

BEDROOM 1 15' 11" x 12' 1" (4.85m x 3.68m)

ENSUITE

BEDROOM 2 14' 2" x 9' 10" (4.32m x 3m)

BATHROOM

BEDROOM 3 13' 4" x 12' 2" (4.06m x 3.71m)

BEDROOM 4 10' x 9' 11" (3.05m x 3.02m)

OUTSIDE

DRIVEWAY

DOUBLE GARAGE 19' 5" x 19' 4" (5.92m x 5.89m)

REAR GARDEN

GROUND FLOOR



1ST FLOOR



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		88 B
69-80	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.

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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