

£485,000

34 Cutlers Lane

Stubbington, PO14 2JN

PROPERTY SUMMARY

Situated in a highly sought-after and central location just moments from Stubbington village, this beautifully presented three double bedroom semi-detached house offers a rare opportunity to purchase a spacious family home within walking distance of excellent local amenities, including shops, cafes, doctors, and great schools.

The property has been thoughtfully extended and upgraded to a superb standard throughout. The ground floor boasts a welcoming porch leading into a bright and generous lounge, enhanced by a cosy wood burner. To the rear, a stylish single-storey extension creates a modern open-plan kitchen and dining area with integrated appliances, a boiling water tap, and direct access to the stunning landscaped garden – perfect for family living and entertaining. A convenient downstairs W/C completes the ground floor.

Upstairs, the first-floor extension has created a luxurious master suite complete with a contemporary four-piece en-suite bathroom. Two further double bedrooms are served by a modern four-piece family bathroom, providing excellent accommodation for families and guests.

Externally, the home enjoys a beautifully maintained garden designed for relaxation and outdoor enjoyment, along with a detached garage. Practical modern benefits include owned solar panels, an EV charger, and quality fixtures and fittings throughout.

This immaculate home on Cutlers Lane offers a perfect blend of comfort, style, and convenience, in one of Stubbington's most central and desirable locations.

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PORCH 10' 3" x 5' 5" (3.12m x 1.65m)

LOUNGE 20' 9" x 18' 3" (6.32m x 5.56m)

KITCHEN/DINER 22' 1" x 18' 11" (6.73m x 5.77m)

W/C 6' 1" x 2' 6" (1.85m x 0.76m)

UPSTAIRS LANDING

BEDROOM 1 14' 10" x 10' 7" (4.52m x 3.23m)

ENSUITE 10' 6" x 5' 6" (3.2m x 1.68m)

BEDROOM 2 18' 11" x 9' 10" (5.77m x 3m)

BEDROOM 3 13' 2" x 7' 7" (4.01m x 2.31m)

BATHROOM 12' 5" x 5' 4" (3.78m x 1.63m)

OUTSIDE

DRIVEWAY

GARAGE 11' 9" x 8' 2" (3.58m x 2.49m)

REAR GARDEN

GROUND FLOOR



1ST FLOOR



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 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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