

Guide Price **£500,000 to £525,000**

9 Cutlers Lane

Stubbington, PO14 2JN

PROPERTY SUMMARY

Situated in an exceptionally central position within Stubbington Village, this generous five/six bedroom home is just a short, level walk to all local shops, doctors' surgery, park, and amenities. The beach is also within easy reach, making this an ideal location for families seeking both convenience and lifestyle. The property is entered via a porch leading to the hallway with a downstairs WC. The ground floor offers a spacious lounge, dining room, kitchen, and to the rear, a full-length conservatory which opens onto the garden. Upstairs, there are five well-proportioned bedrooms served by a refitted family shower room. The flexible layout provides scope for one of the bedrooms to be converted into an en-suite for a master, should a new owner wish. Externally, the property enjoys a driveway and front garden, along with a pleasant and private west-facing rear garden – perfect for afternoon and evening sun. Whilst the home would benefit from some updating, it offers an excellent opportunity for buyers to place their own stamp on it and create a superb family home in one of the most desirable parts of Stubbington. Call us now in our Stubbington Branch to book in your viewing today.

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PORCH

HALLWAY

LOUNGE 22' 8" x 14' 4" (6.91m x 4.37m)

DINING ROOM 10' 11" x 7' 10" (3.33m x 2.39m)

KITCHEN 10' 10" x 8' 3" (3.3m x 2.51m)

CONSERVATORY 20' 8" x 6' (6.3m x 1.83m)

UTILITY ROOM 5' 10" x 5' 3" (1.78m x 1.6m)

WC 5' 2" x 3' 2" (1.57m x 0.97m)

BEDROOM SIX 16' 1" x 7' 10" (4.9m x 2.39m)

ENSUITE 7' 10" x 3' 10" (2.39m x 1.17m)

LANDING

MASTER BEDROOM 11' 6" x 10' 4" (3.51m x 3.15m)

BEDROOM TWO 11' x 8' 11" (3.35m x 2.72m)

BEDROOM THREE 11' 1" x 8' 4" (3.38m x 2.54m)

BEDROOM FOUR 9' 1" x 7' 8" (2.77m x 2.34m)

BEDROOM FIVE 8' 3" x 7' 8" (2.51m x 2.34m)

BATHROOM 7' 1" x 6' 4" (2.16m x 1.93m)

OUTSIDE

REAR 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 E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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**
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