

An exciting opportunity to purchase this substantial and individual detached family home that has been tastefully improved by the current owners. The spacious living accommodation boasts four bedrooms, three reception rooms and an impressive open plan kitchen/dining/family room overlooking the rear garden. Stubbington Village is close by along with popular local schools.

**The Accommodation Comprises**

Composite double glazed front door to;

**Entrance Hall**

Coved ceiling, stairs to first floor, two radiators.

**Study 16' 2" into bay x 13' 7" (4.92m x 4.14m)**

UPVC triple glazed bay window to front and further triple glazed window side elevation, radiator.

**Lounge 17' 11" x 14' 10" (5.46m x 4.52m) maximum measurements**

Coved ceiling, picture rail, ceiling roses, triple glazed bay window to front elevation, radiator, wood burner.

**Dining Room 12' 6" x 10' 5" (3.81m x 3.17m)**

UPVC triple glazed window to side elevation, radiator.

**Cloakroom**

Foyer with storage space for coats and shoes, door to;

**W.C.**

Coved ceiling, obscured triple glazed UPVC window to side elevation, pedestal wash hand basin, close couple WC.

**Utility Room 7' 3" x 6' 6" (2.21m x 1.98m)**

Coved ceiling, UPVC double glazed door to side of property, space and plumbing for washing machine and tumble dryer, wall mounted heating system, butler sink with hose tap attachment over, tiled flooring, extractor fan.

**Open Plan Kitchen/Dining/Family Room 35' 11" x 16' 8" (10.94m x 5.08m) maximum measurements**

With exposed wood beams to ceiling, aluminum bi-fold doors to rear garden, three radiators, fitted Howdens kitchen with integral AEG oven, five ring induction hob with extractor hood over, dishwasher to remain, ceramic one and a half bowl single drainer sink unit with mixer tap including boiling water tap over, UPVC triple glazed windows to Rear and side elevations, tiled splash backs, pull out recycling drawer, breakfast bar.

**Landing**

UPVC triple glazed window to side elevation, access to loft space.

**Dressing Room**

UPVC triple glazed window to rear elevation, radiator.

**Bedroom One 14' 10" x 12' 1" (4.52m x 3.68m) maximum measurements**

UPVC triple glazed windows to size and rear elevations, radiator.

**En Suite**

Obscured UPVC triple glazed window to rear elevation, double shower cubicle with rain water shower head and hand held attachment, wash hand basin and close coupled WC set in vanity unit, ladder style radiator.

**Bedroom Two 16' 4" into bay x 12' 7" (4.97m x 3.83m)**

UPVC triple glazed bay window to front elevation, radiator.

**En Suite**

Obscured UPVC triple glazed window to side elevation, extractor fan, corner shower cubicle with rain water shower head and hand held attachment, ladder style radiator, wash hand basin set in vanity unit, close coupled WC with concealed cistern.

**Bedroom Three 16' 3" into bay x 13' 5" (4.95m x 4.09m)**

UPVC triple glazed bay window to front elevation and further triple glazed window to side elevation, radiator.

**Bedroom Four 11' 1" x 8' 8" (3.38m x 2.64m)**

Coved ceiling, UPVC triple glazed window to side elevation, radiator.

**Family Bathroom**

Obscured UPVC double glazed window to side elevation, extractor fan, P-shaped bath with mixer tap and shower connection off, tiled splash back, wash hand basin set in vanity unit with tiled splashback, ladder style radiator, close coupled WC.





Outside

The rear garden is enclosed by panelled fencing with pedestrian gate to front of property, mainly laid to lawn with mature shrubs and trees to borders, outside water tap, patio area, two sheds to remain. To the front of the property is partly block paved with shingle area for parking numerous vehicles, further mature shrubs and trees.

General Information

Construction - Traditional  
Water Supply – Portsmouth Water  
Electric Supply – Mains  
Gas Supply - Mains  
Sewerage - Mains  
Mobile & Broadband coverage - Please check via:  
<https://checker.ofcom.org.uk/>  
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2025. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1295714

Tenure: Freehold

Council Tax Band: F

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\*DRAFT DETAILS\*

£775,000  
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