

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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**Contact**  
25 Stubbington Green  
Fareham  
Hampshire  
PO14 2JY

E: [hello@chambersagency.co.uk](mailto:hello@chambersagency.co.uk)

T: 01329665700

<https://www.chambersestateagency.com/>



**Wisteria House**  
14 Mays Lane  
Stubbington  
Fareham  
Hampshire  
PO14 2EP



**01329665700**

**Stubbington**



# Wisteria House 14

## Mays Lane

### Stubbington

#### Fareham

##### PO14 2EP

Offers Over £725,000  
Freehold

 5
  3
  3
  C



SHORT CHAIN AHEAD!.....A very versatile detached residence incorporating annexe accommodation, with the potential to further increase the bedroom space and also potential for a business use such as B&B. The property situated on a generous mature plot and within walking distance to the village, has accommodation briefly comprising Annexe: Lounge, Dining Room/kitchen, double Bedroom or Lounge with En-Suite, further double Bedroom with En-Suite Bathroom. Main house: Lounge, Dining Room, Kitchen, Downstairs Cloakroom, three first floor Bedrooms (one currently set up as a craft room), En-Suite Bathroom and Dressing room, separate W.C. Outside there is driveway parking and a beautiful mature landscaped rear garden. Agents Note: Over the annexe there is a walk in eaves area measuring approx 8.13 x 2.49 mean), ideally suited for a further double bedroom with En-Suite.

**Annexe**

**Front Door**  
Intro:

**Entrance Hallway**  
Skimmed covered ceiling, access to utility cupboard with plumbing for washing machine, radiator.

**Kitchen/Dining Room**  
12'8" x 9'6"  
Formally the kitchen but currently a dining room, Textured covered ceiling, 2 x window to side elevation, boiler cupboard housing combination boiler, radiator.

**Bedroom 4/Lounge**  
14'9" x 13'6"  
(Previously a Lounge) Skimmed covered ceiling, walk in bay window to front elevation, window to side elevation, fitted wardrobes either side of bed space with box cupboards, 2 x radiators.

**En-Suite Bathroom**  
10'7" x 8'11"  
Textured covered ceiling, window to side elevation, suite comprising corner bath, Quad style shower cubicle, W.C, twin pedestal wash basins, extractor fan, radiator. Agents Note: This bathroom was previously the family bathroom to the main house and could be re instated as such.

**Bedroom 5**  
11'1" x 10'11"  
Textured covered ceiling, window to front elevation, radiator.

**En-Suite Bathroom**  
6'10" x 6'1"  
Skimmed covered ceiling, window to side elevation, suite comprising panel bath, pedestal wash basin, W.C tiled walls, radiator.

**Inner Lobby**  
Connecting the annexe to the main house.

**Main House**

**Front Door.**  
Intro:

**Hallway**  
Skimmed covered ceiling, access to under stairs storage cupboard, radiator. Doors to:

**Living Room**  
16'1" x 12'2"  
Textured covered ceiling, patio doors to rear garden, radiator.

**Dining Room**  
10'6" x 10'4"  
Textured covered ceiling, patio doors to rear garden, radiator.

**Kitchen**  
13'7" x 9'5"  
Textured covered ceiling, window to front elevation, door to side access, fitted range of wall and base units with work surface over, inset 1 1/2 bowl sink with mixer taps, integrated dish washer, built in tall larder fridge, further built in fridge/freezer, built in oven, combination cooker, 5 burner induction hob with canopy hood over.

**Downstairs Cloakroom**  
Skimmed ceiling, extractor fan, W.C, wash hand basin with vanity storage.

**First Floor Landing**  
Skimmed ceiling, access to roof void, velux style window. Doors to:

**Bedroom 1**  
16'5" x 11'0"  
Skimmed ceiling, window to side elevation, radiator.

**En-Suite Shower Room**  
7'6" x 6'6"  
Skimmed ceiling, extractor fan, Velux style window, suite comprising Quad shower cubicle, W.C with concealed cistern, wash hand basin with vanity storage, tiled walls, radiator.

**En-Suite Dressing Room**  
6'8" x 6'6"  
Skimmed ceiling, fitted wardrobes, fitted chest of drawers. Door to:

**Eaves Storage/Possible Further Bedroom**  
26'8" x 8'2" mean measurement  
A fantastic walk in eaves, boarded with light, ideally suited for further bedroom space subject to the appropriate permissions.

**Bedroom 2**  
14'3" min x 10'5"  
Currently set up as a craft room. Skimmed ceiling, windows to side and rear elevations, radiator.

**Bedroom 3**  
12'2" x 10'9" min  
Skimmed ceiling feature window overlooking the rear garden, fitted range of wardrobes to one wall with further wardrobes either side of bed space with box cupboards over, radiator.

**Separate Cloakroom**  
Skimmed ceiling, extractor fan, W.C, wash basin with vanity storage.

**Outside**

**Driveway**  
Offering off road parking for a number of cars.

**Rear Garden**  
A larger than average private mature garden, well stocked and with areas laid to lawn and patio with feature pergola, two side pedestrian access, outside light and tap.

**Wisteria Cottage**  
EPC TO FOLLOW. heating source - Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : F  
Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/>  
The vendor has experienced no flooding in the past 5 years  
The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.aspx>

**Disclaimer**  
These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.


