



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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**Directions**

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**4 Bed  
Bungalow - Detached  
located in Stubbington**





**40 Mays Lane  
Stubbington  
Fareham  
PO14 2EN**

Asking Price £617,000  
Freehold



360 Virtual tour available! Situated on an enviable plot this four bedroom detached bungalow would suit many demographics due to its versatility. The property has many benefits not least the detached much larger than average log cabin situated in the rear garden, with power and light as well as its own central heating system, cloakroom and kitchenette, this unit could be used as an annexe, home office or summer house. Whilst the property has spacious living accommodation the current owners of twenty plus years had planning permission granted for a side two storey extension and rear extension (now lapsed), currently the property boasts Lounge open to Conservatory, Dining Room, Kitchen, three bedrooms and Family Bathroom to the ground floor with further bedroom and En-Suite Shower Room to the first floor. Outside there is secure parking behind a secure gate for several cars, caravan etc, attached garage with internal store, wide side access leading to larger than average mature rear garden and the log cabin. Offered with no forward chain this property really does demand an early internal inspection.

**Front Door**

Into:

**Entrance Porch**

Further Door into:

**Hallway**

Skimmed ceiling with spot lights, radiator, access to airing cupboard. Doors to:

**Lounge**

**14'2" x 14'0"**

Skimmed ceiling, skylight, two featured vertical glass panels, electric fireplace, television point, telephone point, radiator.

**Conservatory**

**12'7" x 11'5"**

Constructed from brick with PVCu double glazed elevations, two vertical radiators, side door and french doors to side elevation.

**Dining Room**

**11'11" x 11'8"**

Skimmed ceiling, PVCu double glazed window to front elevation, fitted cupboard, radiator, door into:

**Kitchen**

**21'9" x 8'5"**

Skimmed ceiling with two skylights, re-fitted range of wall and base/drawer units, two eye level Neff ovens and microwave, inset sink, electric hob, integrated fridge/freezer, plumbing for washing machine, slimline dishwasher, french doors to rear garden. Open to:

**Porch**

**4'11" x 4'6"**

PVCu double glazed door and window, storage cupboard which is ideal for shoes and coats, open to kitchen.

**Bedroom 1**

**13'0" x 12'6"**

Skimmed ceiling with spot lights, radiator, fitted wardrobes, PVCu double glazed window to rear elevation.

**Bedroom 2**

**12'3" x 10'8"**

Skimmed ceiling with spot lights, radiator, fitted wardrobes, PVCu double glazed window to front elevation, television points.

**Bedroom 3**

**8'9" x 8'1"**

Skimmed ceiling, radiator, PVCu double glazed window to rear elevation, telephone point.

**Bathroom**

**7'9" x 5'5"**

Skimmed ceiling, PVCu double glazed window to front elevation, 'P' shaped bath with shower over and mixer taps with a further shower head, heated towel rail, WC, tiled, extractor fan, vanity wash basin, cupboard.

**First Floor Landing**

Spot lights, doors into:

**Bedroom**

**15'11" x 14'10"**

Skimmed ceiling spot lights, PVCu double glazed window to rear elevations, two velux windows, wardrobes, radiator, storage cupboards.

**Bathroom**

**12'1" x 5'6"**

Skimmed ceiling with spot lights, suite comprising roller top bath, WC, wash basin, velux window, further vanity wash basin. separate shower cubicle.

**Outside**

**Log Cabin/ Annexe**

with power and light as well as its own central heating system, cloakroom and kitchenette, lounge area and bedroom, this unit could be used as an annexe, home office or summer house.

**Rear Garden**

A larger than average rear garden mainly laid with lawn, shingle and patio area, fruit tree and further trees and shrubs, access to log cabin and shed. Side gate and access to:

**Garage**

**21'8" x 8'10"**

Up and over door, power and lights access to electric meters, further storage room at the back 2.67 x 1.48.

**Frontage**

A spacious paved driveway offering off road parking for plenty of vehicles, caravan etc with a secure gate.



**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

STUBBINGTON  
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