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Stubbington



**10 Ashton Way  
Stubbington  
Fareham  
PO14 2NH**

£575,000  
Freehold

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4KW Solar Panels (owned Outright)!..... This superb four bedroom detached property is set at the end of a small cul de sac and is within walking distance to the beach. The property has been occupied by the present owners for over twenty years as it offers a very spacious corner plot. The accommodation on the ground floor offers a FEATURE VAULTED CEILING to the lounge and bedroom four./study, fitted kitchen, seperate dining room, and a utility/shower room. The first floor offers three well proportioned bedrooms and a refitted family bathroom. Outside the property has a generous corner plot with a wrap around garden which has been beautifully kept which also has vehicular access to side. There is a double garage next to the study and utility room lending itself to provide an annexe if the buyer so wished. Please call Chambers Sales and Lettings to book a viewing and avoid missing out! 01329 665700.

**Entrance Porch**

Added in 2018 with a UPVC front door, ceramic tiled floor, further UPVC door into hallway.

**Hallway**

Access to cloaks storage cupboard, a turning staircase to first floor landing with further unser stairs storage cupboards, door to utility and kitchen (there was previosuly a door to dining room which could be reinstated) open access to lounge.

**Kitchen**

14'11" x 10'5"

Fitted with a comprehensive range of wall and base cupboard/drawer units, integrated appliances include an eye level oven, five burner gas hob and dishwasher, space for American fridge freezer, inset sink unit with mixer tap, double glazed window to front elevation, French UPVC double glazed window to side garden.

**Dining Room**

10'2" x 9'8"

Double glazed window to rear elevation, radiator, fitted welsh dresser, open access to kitchen.

**Lounge**

17'9" x 12'5"

A feature vaulted ceiling with two skylights, double glazed window to side elevation and French UPVC doors opening to the rear garden, radiator, door to dining room.

**Cloakroom**

Fitted with a vanity sink unit and WC.

**Utility/Shower Room**

Space for tumble dryer and plumbing for washing machine, fully tiled shower cubicle, door to study/bedroom 4.

**Study/Bedroom 4**

8'11" x 8'3"

Double glazed windows to front and rear elevations, feature vaulted ceiling, radiator, cupboard housing Worcester Boiler ( replaced 7 years ago).

**First Floor Landing**

Open aspect overlooking the lounge, access to airing cupboard.

**Bedroom One**

10'4" x 10'3"

Double glazed window to rear elevation, radiator.

**Bedroom Two**

10'7" x 10'4"

Double glazed window to front elavation, radiator.

**Bedroom Three**

10'3" x 9'11"

Double glazed window to rear elevation, radiator.

**Family Bathroom**

Refitted with a white suite comprising of panel bath with shower attachemnt over, WC, pedestal wash hand basin, chrome heated towel rail, UPVC double glazed window to side elevation, access to loft.

**Front Area**

A large frontage for parking numerous vehicles, vehicular access gates to garden, ideal for parking a motorhome or boat.

**Rear and Side Gardens**

A well maincured garden with areas laid to lawn bordered by mature flowers and shrubs, block paved patio, ornamental fish pond, fully fence enclosed, further side garden laid to patio. This garden has a south facing aspect and good deal of privacy.

**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.

**Double Garage**

17'5" x 17'2"

Accessed via a remote controlled door, access to boarded eaves storage space, power and light.

**Ashton Way**

**Solar Panels**

These are owned outright.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		86	89
England & Wales		EU Directive 2002/91/EC	