



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

T: 01329665700

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



44
Cutlers Lane
Stubbington
Fareham
PO14 2JW



01329665700

Stubbington

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£395,000
Freehold



Front Door

Into:

Entrance Porch

Accesse via a composite door, cupboard housing meters, glazed door into:

Lounge/Dining Room

22'0" x 18'7" narr to 12'0"

An L-shaped room with staircase to first floor, double glazed windows to front and rear elevations, feature fireplace with fitted electric fire, space for dining table and chairs, two radiators, door to conservatory and to:

Kitchen

9'5" x8'10"

Double glazed window to rear elevation, fitted with a comprehensive range of wall and base cupboard/drawer units with work surfaces over, under unit lighting, inset one and half bowl sink unit with mixer tap, integrated eye level oven, four burner gas hob with cooker hood over, space for fridge freezer, plumbing for washing machine, access to larder cupboard, enclosed floor mounted boiler, door to:

Conservatory

11'5" x 10'6"

Constructed of double glazed elevations upon a dwarf wall under a pitched polycarbonate roof, plumbing for dishwasher, ceramic tiled floor, French doors to rear garden.

First Floor Landing

Access to partly boarded loft with light via void.

Bedroom 1

12'11" x 10'0"

Double glazed window to rear elevation, radiator.

Bedroom 2

10'1" x 8'9"

Double glazed window to front elevation, single wardrobe, radiator.

Bedroom 3

10'1" x 8'9"

Double glazed window to front elevation, radiator.

Family Bathroom

Double glazed window to rear elevation, fitted with a four piece suite comprising of panel bath with mixer tap, separate fully tiled shower cubicle and electric shower, pedestal wash hand basin, WC, fully tiled walls, radiator.

Outside

Rear Garden

An extensive rear garden, mainly laid to lawn, area laid to patio, decked area housing a timber summerhouse with heating and light, Two timber storage sheds, brick wall and fence enclosed, side access gate, outside power point. This garden offers a high degree of privacy and seclusion.

Driveway

A long driveway leading to a single garage, mainly laid to hardstanding and shingle, bordered by a dwarf brick wall, providing off road parking for numerous vehicles.

Detached Garage

16'9" x 8'1"

Situated in the rear garden, with up and over door, power and light.

Workshop/Office

11'4" x 7'3"

Timber construction with windows, power and light and heating and outside lighting.

Property Information

Traditional construction under a tiled roof.

Council Tax: D

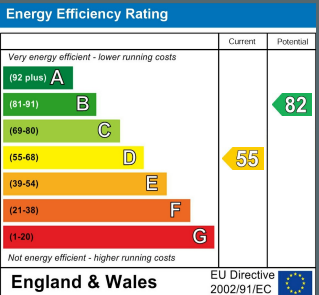
Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.

Mobile Coverage: According to Ofcom EE,O2 and Vodafone offer Likely or Limited service, however you must make your own enquiries.

Parking: Driveway and garage.

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.



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