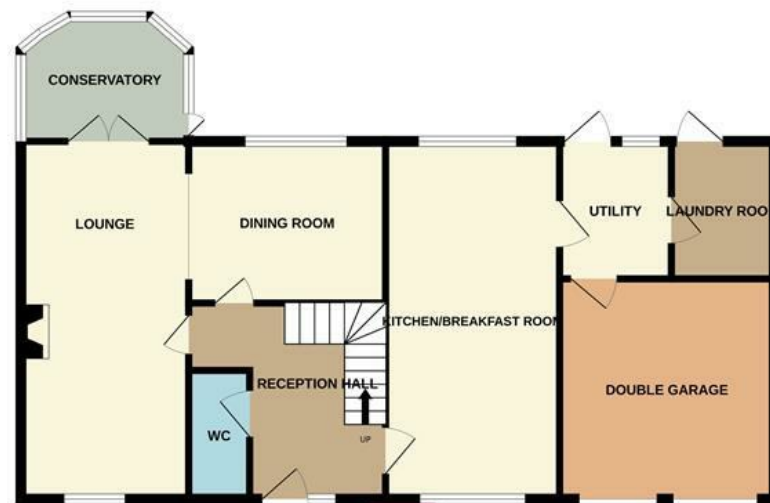
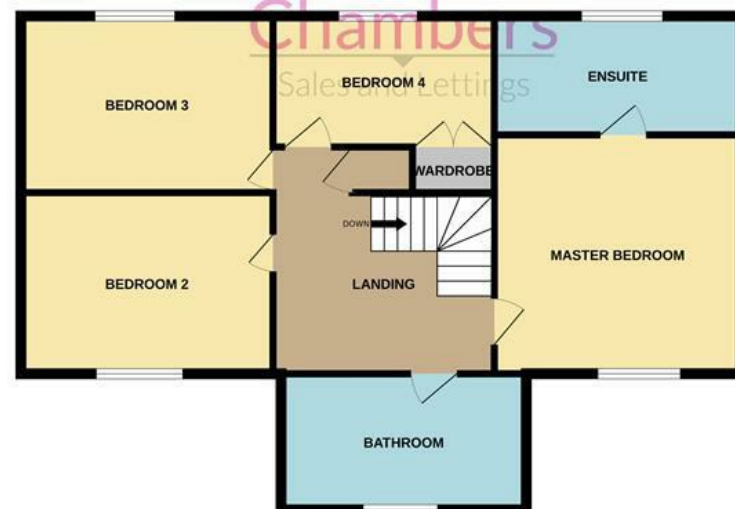


# GROUND FLOOR



# 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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Stubbington



2 The Paddock  
Stubbington  
Fareham  
PO14 3NS

£575,000  
Freehold



Entrance Hallway

12'1" x 10'8" (3.69 x 3.27)

Accessed via a UPVC front door turning staircase to first floor landing, access to understairs storage cupboard, radiator

Downstairs Cloakroom

Fitted with a WC, wall mounted wash hand basin, half tiled walls, radiator.

Kitchen/Breakfast Room

20'3" x 9'8" (6.19 x 2.95)

Fitted with a comprehensive range of wall and base cupboard/drwer units with work surfaces over, inset one and half bowl sink unit, integrated appliances including an eye level oven, ceramic four ring hob and cooker hood over, plumbing for washing machine, space for American fridge/Freezer, space for table and chairs, ceramic tiled floor, radiator, door to:

Laundry Room

UPVC door to rear garden, space for tumble dryer, ceramic tiled floor, door to garage.

Utility Room

9'6" x 6'11" (2.91 x 2.13)

Double glazed window and door to rear garden, wall mounted wall and base cupboards, wall mounted boiler, ceramic tiled floor.

Lounge

20'2" x 11'8" (6.16 x 3.57)

Double glazed window to front elevation, French doors to conservatory, feature fireplace, two radiators, open arch to:

Dining Room

12'0" x 9'8" (3.67 x 2.97)

Double glazed window to rear elevation, door to entrance hallway, radiator.

Conservatory

10'5" x 7'6" (3.20 x 2.30)

Constructed of UPVC double glazed elevations, door to rear garden, power point.

First Floor Landing

A galleried landing with double glazed window to front elevation, access to airing cupboard housing hot water tank, access to loft via void, radiator.

Master Bedroom

13'5" x 9'8" (4.10 x 2.96)

Double glazed window to front elevation, radiator, door to:

En-Suite Bathroom

9'8" x 6'7" (2.97 x 2.02)

Fitted with a three piece suite comprising of panel bath with seperate shower over, low level WC, pedestal wash hand basin, radiator.

Bedroom 2

11'9" x 10'0" (3.59 x 3.06)

Double glazed window to rear elevation, radiator.

Bedroom 3

11'8" x 9'10" (3.57 x 3.02)

Double glazed window to front elevation, radiator.

Bedroom 4

12'0" x 6'11" (3.68 x 2.11)

Double glazed window to rear elevation, built on double wardrobe, radiator.

Family Bathroom

10'6" x 5'7" (3.21 x 1.71)

Fitted with a three piece suite comprising of a panel bath with shower over, pedestal wash hand basin, WC, double glazed window to front elevation,

Double Driveway

Parking for two vehicles side by side.

Double Garage

18'2" x 16'4" (5.54 x 4.99)

With twin up and over doors, power and light and internal door to laundry room.

Enclosed Rear Garden

Area immediatley behind house laid to patio, main area laid to lawn, fullt fence enclosed with side pedetrian access gate, outside powerpoint, outside tap. This garden also has a favourable South facing aspect.

Solar Panels

The property comes with 3.4kw of owned solar panels, we also understand that there is the benefit of a FIT (to be confirmed).

Property Information

Traditional construction under a tiled roof.

All mains services connected.

Council tax band F

Solar Panels: We understand that from the vendor that there are 3.4kw of solar panels with a FIT.

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

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

Parking: Driveway

