



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



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Offers In The Region Of £1,000,000  
Freehold



Front Door

Into:

Entrance Hallway

Access to airing cupboard. Doors to:

Sitting Room

23'1" x 19'9" nar 13'0" (7.06 x 6.04 nar 3.97)

Bow window to front elevation, French style doors to conservatory, feature brick fireplace, 2 x radiators.

Study

10'7" x 8'4" (3.24 x 2.55)

Window to rear elevation, radiator.

Family Room

13'7" x 12'4" (4.15 x 3.77)

Windows to side elevation, bow window to front elevation, radiator.

Conservatory

14'5" x 10'7" (4.41 x 3.24)

Constructed from double glazed elevations under a glass roof, French style doors to garden, electric underfloor heating.

Kitchen

15'10" x 9'9" (4.85 x 2.99)

Window to rear elevation, fitted range of wall and base units with granite surfaces over, inset 1 1/2 bowl sink with mixer tap, space for range cooker with extractor hood over, integrated dishwasher and larder fridge, alcove for fridge/freezer, space for breakfast table and chairs.

Utility Room

12'2" x 9'8" (3.72 x 2.97)

Window to rear elevation, door to garden, fitted base unit with work surface over, sink with mixer tap, plumbing for washing machine and space for tumble drier, wall mounted boiler.

Downstairs Cloakroom

A re-fitted suite comprising W.C, wash basin with vanity storage.

First Floor Landing

Window to rear elevation, radiator. Doors to:

Master Bedroom

16'8" x 12'2" max (5.09 x 3.72 max)

Window to side and front elevations, fitted furniture comprising wardrobes and vanity table, radiator.

En-Suite Bathroom

12'3" x 6'4" (3.75 x 1.95)

Window to side elevation, re-fitted suite comprising bath tub with mixer tap and shower attachment, W.C, bidet, wash hand basin with vanity storage, feature stripped floorboards, heated towel rail.

Bedroom 2

19'5" x 11'10" (5.93 x 3.62)

Window to rear elevation, fitted furniture comprising wardrobes and vanity table, wash hand basin with vanity storage, radiator.

Bedroom 3

16'8" x 11'10" (5.09 x 3.62)

Window to front elevation, fitted furniture comprising wardrobes and vanity table, pedestal wash basin, radiator.

Bedroom 4

12'9" max x 8'2" (3.90 max x 2.51)

Window to front elevation, storage cupboard, radiator. Agents Note: As this room was previously used as a dressing room to the Master bedroom there is an interconnecting door.

Family Shower Room

6'6" x 6'5" (2.00 x 1.96)

Window to rear elevation, re-fitted suite comprising double shower cubicle with Aqua style panels, W.C, pedestal wash basin, radiator.

Outside

Driveway

The driveway is accessed by a five bar gate and offers off road parking for numerous vehicles. Leading to:

Garage

17'7" x 10'9" (5.36 x 3.29)

Up and over door, power and light.

Front Garden

The property has a much larger than average mature well stocked front garden, laid to lawn with mature hedgerow. Agents Note: Due to the size of the front garden, subject to the appropriate planning permissions there is potential to construct further garaging.

Rear Garden

With access via both sides of the property, the rear garden is substantial with a private westerly aspect, laid to an extensive lawn with mature borders, trees and hedgerow, garden shed, lighting and outside tap.

Property Information

Traditional construction under a tiled roof.

Council: Fareham

Council Tax: G

Broadband: According to Ofcom Superfast 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: Garage and lots of off road parking.

