



**Jeffries
Dibbens &**
estate and letting agents

9 Vicarage Lane
Stubbington, PO14 2JU

Exceptional

PROPERTY SUMMARY

Situated in an ideal location within walking distance to Stubbington Village, well-regarded local schools and the beautiful South Coast, this impressive four-bedroom family home offers approximately 1,658 sq ft of beautifully presented accommodation and has been extensively renovated, extended and modernised throughout to an exceptional standard.

A useful entrance porch opens into a bright, wide and welcoming hallway, with an immediate view through the house towards the rear garden, creating a fantastic sense of light and space from the moment you step inside. Attractive Karndean flooring flows throughout the whole of the ground floor.

At the heart of the home is the magnificent bespoke German kitchen, featuring an extensive range of fitted units, quartz worktops and a large central island providing an excellent focal point for everyday family life. The kitchen forms part of a superb open-plan arrangement incorporating a dedicated dining area, with large sliding doors opening directly onto the garden and creating a wonderful connection between the indoor and outdoor spaces.

The generous sitting room extends to approximately 27'6" and features a log burner, providing a comfortable and inviting family living space. The kitchen is further complemented by a separate utility room. The former garage has been cleverly incorporated into the accommodation to create a particularly generous additional reception room, currently set up as a fantastic home office. A stylish, newly fitted downstairs cloakroom completes the ground floor.

Upstairs are four well-proportioned bedrooms, with fitted wardrobes to three. The principal bedroom benefits from a stylish en-suite shower room, while a sleek, refitted family bathroom serves the remaining bedrooms.

The current owners have carried out an extensive programme of improvements, including replacement double glazing, full rewiring, new plumbing, boiler and radiators, together with recent carpets and fitted blinds to the majority of windows.

Outside, the landscaped rear garden has been designed to provide an attractive space, with porcelain-tiled patio areas, established planting and a central artificial lawn. The excellent connection from the kitchen/dining area makes the garden particularly well suited to summer entertaining and family life.

To the front, a block-paved driveway provides an impressive amount of off-road parking for approximately five to six vehicles, together with useful garage storage.

A beautifully finished, genuinely spacious and truly turn-key family home, where considerable thought has gone into both the layout and finish, combining excellent family accommodation with a superb location close to the village and coastline.

4 

2 

2 











PORCH

ENTRANCE HALLWAY

ADDITIONAL RECEPTION ROOM 19' 5" x 10' 3" (5.92m x 3.12m)

SITTING ROOM 27' 6" x 11' 4" (8.38m x 3.45m)

KITCHEN 19' 11" x 13' 1" (6.07m x 3.99m)

UTILITY ROOM

DOWNSTAIRS W/C

UPSTAIRS LANDING

BEDROOM 1 11' 9" x 11' 5" (3.58m x 3.48m)

ENSUITE

BEDROOM 2 12' 5" x 12' 2" (3.78m x 3.71m)

BEDROOM 3 10' 7" x 10' 1" (3.23m x 3.07m)

BATHROOM

BEDROOM 4 15' x 7' 11" (4.57m x 2.41m)

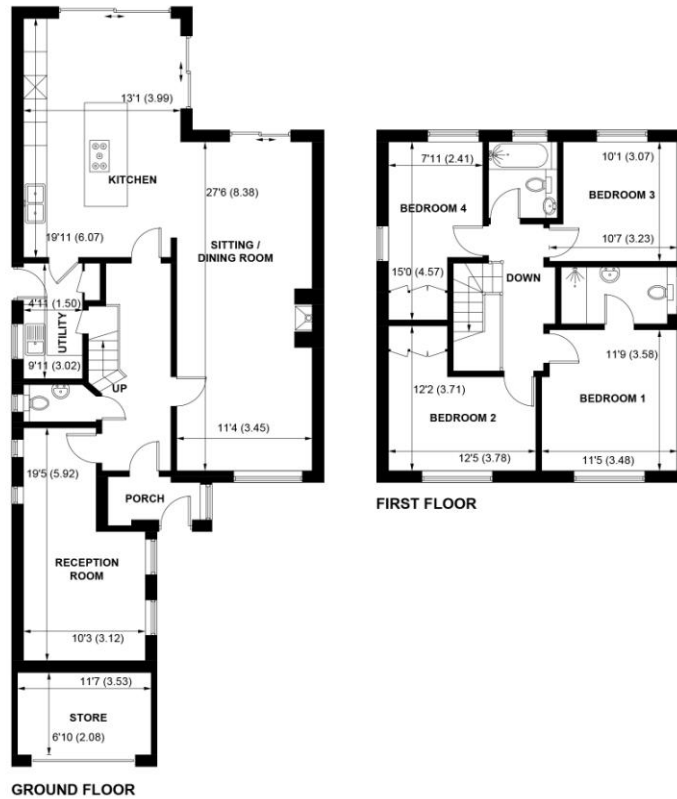
OUTSIDE

DRIVEWAY PARKING

GARAGE STORAGE 11' 7" x 6' 10" (3.53m x 2.08m)

REAR GARDEN





APPROXIMATE GROSS INTERNAL AREA = 1658 SQ FT / 154.0 SQ M
STORE = 80 SQ FT / 7.4 SQ M
TOTAL = 1738 SQ FT / 161.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced by Jeffries & Dibbens Estate Agents

LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of **£24 inc VAT** to facilitate this requirement.



Exceptional

f @JeffriesAndDibbens

ig @JeffriesAndDibbens

tw @JeffriesDibbens

18 The Green, Stubbington, Fareham, Hampshire, PO14 2JG