



Addison  
ESTATE AGENTS



12 Stag Way, Fareham, Hampshire, PO15 6TW

**£475,000 Freehold**

Located in the sought-after Stag Way, Funtley, this beautifully presented four-bedroom detached house offers the perfect blend of charm, space, and practicality, all within the picturesque village of Funtley. With its pretty façade and well-planned layout, the property is ideal for modern family living.

A central entrance hallway welcomes you into the home, leading to a newly created lounge at the front, an elegant and peaceful space for relaxation. To the rear, the property has been thoughtfully reconfigured to combine the kitchen, dining, and family area into a vast open-plan hub, perfect for entertaining and everyday living. This sociable space enjoys large bi-folding doors opening onto a private, west-facing rear garden, creating a seamless flow between indoor and outdoor living. The ground floor also features a separate utility room with external side access, enhancing functionality without compromising style.

Upstairs, there are four generously sized bedrooms, with the principal bedroom benefiting from a sleek en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms, offering both comfort and convenience.

Externally, a block-paved driveway provides side-by-side parking for two vehicles, and the property backs onto a peaceful garden setting. Funtley village is celebrated for its tranquil surroundings and strong community feel, nestled between the vibrant centres of Fareham and Wickham. Residents enjoy the charm of country living, with all the benefits of nearby urban amenities just moments away.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Further Information

**Local Council:**  
Fareham Borough Council

**Council Tax Band: E**

**Amount Payable for 2026/2027:**  
**£2,775.12**

Approximate Gross Internal Area  
1360 sq ft - 126 sq m



- Attractive detached home with a pretty façade and excellent internal layout
- Central entrance hallway leading to front-facing lounge and open-plan living space
- Lounge offering a peaceful retreat at the front of the property
- Vast kitchen/dining/family room to the rear formed by combining two rooms
- Large bi-folding doors opening onto a private west-facing rear garden
- Separate utility room with external side access for practical day-to-day living
- Four spacious bedrooms including an en-suite to the principal bedroom
- Family bathroom well positioned between the additional bedrooms
- Block-paved driveway offering side-by-side parking for multiple vehicles
- Located in the charming village of Funtley, near Fareham and Wickham, with countryside surrounds and easy access to amenities

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.



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