

## Ranvilles Lane, Fareham, PO14

Approximate Area = 969 sq ft / 142.5 sq m  
 Garage = 383 sq ft / 35.5 sq m  
 Outbuilding = 191 sq ft / 17.7 sq m  
 Total = 1543 sq ft / 195.7 sq m  
 For identification only - Not to scale

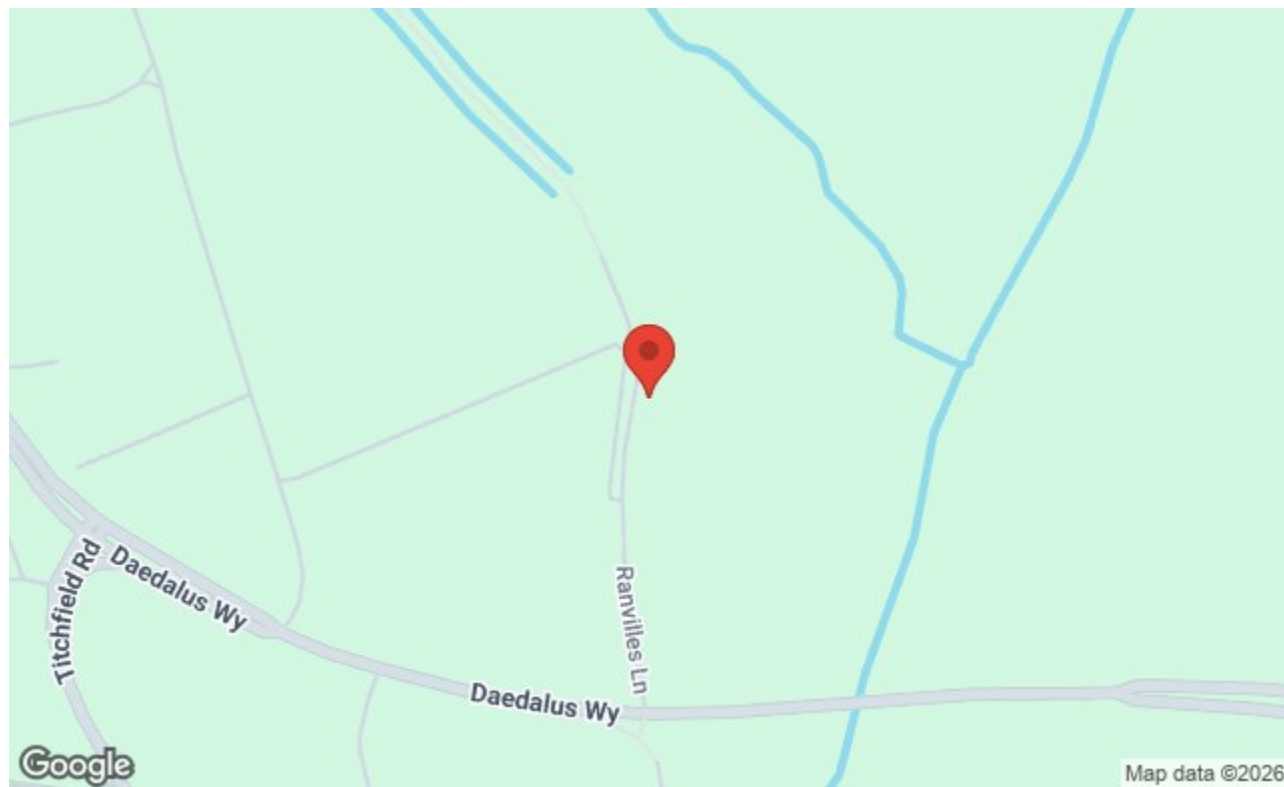


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1403355



Guide Price £950,000

Ranvilles Lane, Stubbington PO14 3EZ



## HIGHLIGHTS

- Over 2 acres of private land
- Barn Conversion
- Two double Bedrooms
- Modern Open Plan Living Space
- Perfect Blend of Indoor and Outdoor Living
- Double Car Barn and Large Driveway
- Planning permission for Second Barn Conversion
- Rural Position close to Stubbington and Titchfield

Set within a wonderful private plot extending to over two acres, this beautifully finished two bedroom barn conversion offers a rare opportunity to acquire a unique home surrounded by open space and countryside lifestyle potential. The property has been owned by the same family for over 35 years, with the current owners gaining planning permission approximately four to five years ago to convert the barn into the stunning home it is today.

The timber clad barn provides a superb open plan living space with impressive vaulted ceilings and an abundance of natural light throughout. The main living area incorporates a generous sitting space, dining area and a beautifully appointed kitchen positioned to the rear. The kitchen features a substantial central island, wooden worktops, fitted appliances and ample storage, creating a practical yet sociable space.

Two large sets of doors open directly onto a substantial patio, creating a genuine indoor-outdoor living environment and the perfect place to relax or entertain while enjoying views across the surrounding

land. Running along the opposite side of the barn are two large double bedrooms, a well-appointed bathroom and a separate utility room.

The grounds are equally impressive, approached via a gated driveway leading to a double car barn providing covered parking. There are also several additional outbuildings offering excellent storage and workshop space.

The land itself offers huge lifestyle potential. The current owners keep chickens and have created an allotment area, while a small parcel of woodland sits to the rear of the plot. With over two acres available, a new owner could easily adapt the land for equestrian use, landscaped gardens or a smallholding.

Further enhancing the opportunity, the current owners have also secured planning permission to convert another barn within the grounds into a one bedroom dwelling in a similar style to the main barn.

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# PROPERTY INFORMATION

## AML - ANTI MONEY LAUNDERING PROCEDURE

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

## FINANCIAL SERVICES

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If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

## RECOMMENDED SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems

that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## BUYER VERIFICATION

Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

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FREEHOLD - Council Tax Band E



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	63
EU Directive 2002/91/EC	
England & Wales	



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