

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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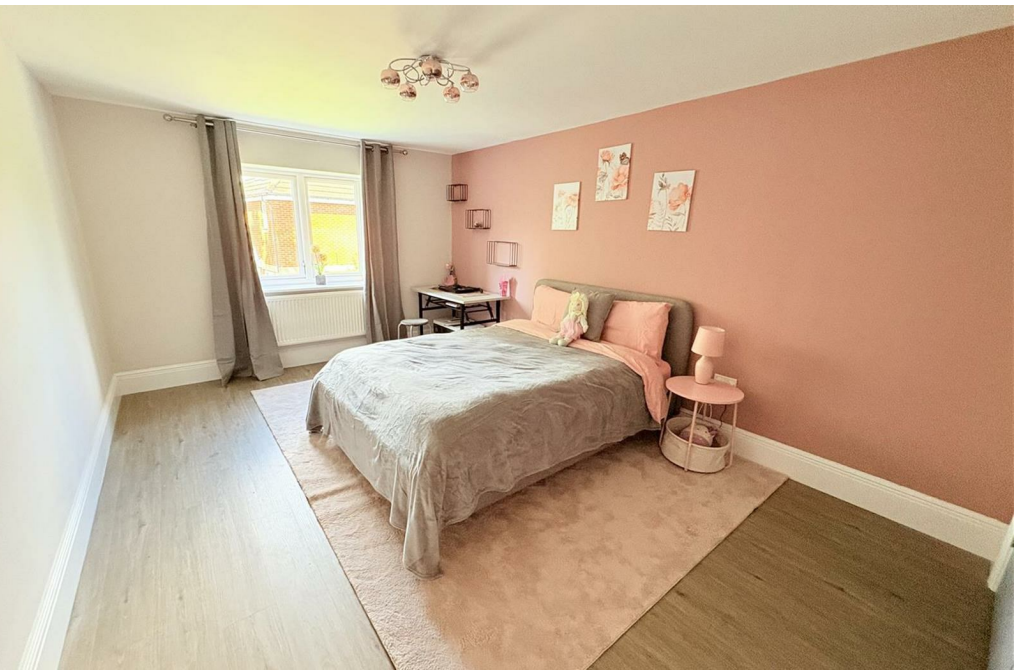
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# 38 Cutlers Lane Stubbington Fareham PO14 2JN

£699,950  
Freehold

 6
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360 virtual tour available! A five/Six bedroom bedroom detached house that is in our opinion impeccably finished to the very highest, luxurious standard by a local builder. The property has been completely modernised and improved including a re-wire, new heating system and thoughtful extensions to ground and first floors all complimented by fittings of the very highest quality, from Vado and Lusso Stone bathroom fittings, ornate coving throughout, feature panelled walls, large En-Suite to Master Bedroom, separate lounge and a beautifully fitted kitchen incorporating Neff appliances and Quartz work surface with upstands. Externally there is off road parking on the 'Marshalls' Lunar paved driveway and beautifully landscaped rear garden incorporating a feature seating and entertaining area. If you are looking for an individual property within walking distance of the village, with its great school catchments, and you will not compromise on style or a fantastic finish, this property really does require an early internal inspection. Call our Stubbington office and speak to our friendly sales team who can tell you more about the property and arrange your viewing.

**Front Door**

**Lounge**  
18'7" x 12'0" (5.66 x 3.66 (5.665 x 3.669))  
Skimmed 'drop' style ceiling with L.E.D lighting, window to front elevation, feature wood panelled wall and feature fireplace, media and television recess, feature 2 x vertical designer radiators. Open to

**Kitchen/Dining Room**  
18'3" x 17'0" (5.56 x 5.18 (5.562 x 5.180))  
Dining Area: Skimmed 'drop' style ceiling with L.E.D lighting, Bi-fold doors to rear garden, feature vertical radiator.

**Kitchen Area:** Skimmed ceiling with feature 'drop' ceiling incorporating Neff ceiling extractor fan over breakfast bar island, L.E.D lighting, window to rear elevation, beautifully fitted range of wall and base units including range of larder style units, pan drawers with Quartz work surface incorporating upstands over, recessed twin bowl stainless steel sink with feature mixer tap, built in Neff double oven, dishwasher and space for American style fridge/freezer, with Neff five burner induction hob to island.

**Inner Lobby**  
Skimmed and ornate coved ceiling, radiator, with doors to:

**Utility/Store Room**  
11'1" x 7'0" (3.38 x 2.13 (3.372 x 2.121))  
Electric roller door, power and light, space and plumbing for washing machine and tumble drier, shelving for storage.

**Downstairs Cloakroom**  
Skimmed ceiling, Xpelair silent extractor fan, wall hung W.C with concealed cistern and 'Grohe' push button system, wash hand basin with 'Vado' fittings and vanity below, fitted mirror, porcelain tiling and feature radiator.

**Family Room**  
18'1" x 11'1" (5.51 x 3.38 (5.515 x 3.380))  
Skimmed and ornate coved ceiling, French style doors to garden, 2 x wall lighting points, media and television recess with further display niche with lighting, access to storage area with hanging and shelf space, feature vertical designer radiator.

**Shower Room**  
8'7" x 6'11" (2.62 x 2.11 (2.615 x 2.113))  
Skimmed ceiling with L.E.D lighting, Xpelair silent extractor fan, window to side elevation, fitted suite comprising walk in double shower cubicle with rainfall shower and further independent 'Vado' shower, wall hung 'RAK' W.C with concealed cistern and Grohe push button system, table top wash basin with vanity below and feature wall mounted 'Vado' filler taps, porcelain tiling, 2 x recessed display niches and further display niche with fitted mirror, all with L.E.D lighting, shaver point, feature designer radiator.

**First Floor Landing**  
Skimmed ornate coved ceiling, access to roof void, access to boiler cupboard with newly installed Valliant boiler and pressurised tank. Doors to:

**Master Bedroom**  
16'4" x 12'6" inc wardrobe (4.98 x 3.83 inc wardrobe )  
Double glazed window to rear elevation, built in double wardrobe, door to:

**Ensuite**  
10'0" x 6'2" (3.07 x 1.89)  
Fitted with a four piece suite comprising of a panel bath, large walk in shower cubicle with a 'rainfall' shower, inset vanity sink unit, suspended concealed WC, double glazed window to rear elevation, inset spotlights to ceiling.

**Bedroom 2**  
15'10" plus wardrobe x 11'0" (4.85 plus wardrobe x 3.37)  
Double glazed window to rear elevation, built in double wardrobe, radiator.

**Bedroom 3**  
12'7" x 11'0" plus wardrobe (3.84 x 3.37 plus wardrobe)  
Double glazed window to front elevation, built in double wardrobe, radiator.

**Bedroom 4**  
10'2" x 8'10" (3.10 x 2.69 (3.102 x 2.696))  
Skimmed ornate coved ceiling, window to front elevation, access to wardrobe, radiator.

**Bedroom 5**  
8'5" x 7'4" min (2.57 x 2.24 min (2.574 x 2.246))  
Skimmed ornate coved ceiling, window to front elevation, fitted wardrobe, radiator.

**Family Bathroom**  
8'4" x 7'4" (2.54 x 2.24 (2.538 x 2.229))  
Skimmed ceiling with L.E.D lighting, window to rear elevation, Xpelair silent extractor fan, suite comprising bath tub with 'Vado' independent shower and central mixer filler with clever recess above for toiletries, 'Lusso Stone' luxury wash hand basin with vanity storage and 'Vado' mixer filler, wall hung 'RAK' W.C with concealed cistern and 'Grohe' push button system, porcelain tiling with feature display niche and further niche incorporating fitted mirror both with L.E.D lighting, vertical designer radiator.

**Outside**

**Driveway**  
A 'Marshalls' Lunar paved driveway offering off road parking, with further landscaped area with planting. Side pedestrian gateway leading to:

**Rear Garden**  
A beautifully landscaped low maintenance garden with private aspect, laid to lawn with feature borders and planting, further paved area incorporating integrated seating and entertainment area surrounded by complimentary lighting, with further wall lighting points and outside tap.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	