



**Jeffries
Dibbens &**
estate and letting agents

2 Discovery Close
Stubbington, PO14 3NZ

Exceptional

PROPERTY SUMMARY

Offered with no forward chain, this beautifully presented and thoughtfully renovated detached family home is ideally situated in the highly sought-after location of Stubbington, within close proximity to well-regarded local schools, Stubbington Village and its excellent range of amenities, as well as the stunning South Coastline.

The property is approached via a generous driveway frontage providing ample parking and access to the detached double garage, before leading to a covered porch and welcoming entrance. Inside, the wide and inviting entrance hall immediately impresses with its stylish herringbone flooring and sets the tone for the quality found throughout the home.

The ground floor offers well-balanced and versatile accommodation, including a spacious 21ft lounge with double doors opening into the dining room, ideal for both family living and entertaining. The immaculate kitchen/breakfast room, fitted in 2023, features contemporary units and is complemented by an adjacent utility room. A further reception room currently used as a playroom provides excellent flexibility, while a downstairs W/C adds everyday convenience.

Upstairs, the first floor comprises four well-proportioned bedrooms, three of which are generous doubles. The master bedroom benefits from a refitted en-suite, while a family bathroom serves the remaining bedrooms.

Externally, the property occupies a generous plot with a large, south-west facing rear garden, perfect for family enjoyment, summer barbecues and al fresco entertaining. To the front, the driveway offers parking for multiple vehicles, and the detached double garage provides excellent storage or additional parking options.

This is a superb family home that combines space, style and a prime location, and must be viewed to fully appreciate everything it has to offer. Contact our Stubbington Branch today to arrange your viewing.

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ENTRANCE HALLWAY

LOUNGE 21' x 12' 10" (6.4m x 3.91m)

DINING ROOM 10' 8" x 9' 10" (3.25m x 3m)

KITCHEN/BREAKFAST ROOM 18' 8" x 9' 9" (5.69m x 2.97m)

STUDY/PLAYROOM 10' 9" x 6' 10" (3.28m x 2.08m)

UTILITY ROOM 7' 7" x 6' 10" (2.31m x 2.08m)

DOWNSTAIRS W/C

UPSTAIRS LANDING

BEDROOM 1 11' 4" x 11' 8" (4.06m x 3.56m)

ENSUITE 7' 4" x 6' 11" (2.24m x 2.11m)

BATHROOM 7' 5" x 7' 1" (2.26m x 2.16m)

BEDROOM 2 12' 10" x 10' 6" (3.91m x 3.2m)

BEDROOM 3 12' 11" x 10' 2" (3.94m x 3.1m)

BEDROOM 4 9' 1" x 7' 6" (2.77m x 2.29m)

OUTSIDE

DETACHED DOUBLE GARAGE 16' 9" x 16' 8" (5.11m x 5.08m)

DRIVEWAY

FRONT GARDEN

REAR GARDEN



GROUND FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1830 sq.ft. (170.0 sq.m.) approx.

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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band G

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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.



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