

GUIDE PRICE

£525,000 - £550,000

8 Fair Isle Close

Stubbington, PO14 3RT

PROPERTY SUMMARY

Situated in the sought-after Fair Isle Close in Stubbington, this impressive four-bedroom family home offers generous and beautifully presented accommodation in a fantastic location. The property is ideally placed for Stubbington Village, the nearby coastline, well-regarded local schools and excellent transport links.

The property is approached via a timber-framed entrance porch, with a spacious and welcoming hallway beyond. Oak internal doors and an oak staircase add to the quality of the finish throughout the home.

The separate lounge features a fireplace and two windows overlooking the front. To the rear, it can be opened to connect seamlessly with the superb extended kitchen/dining/family room, creating an outstanding space for everyday family life and entertaining.

Completed in 2017, the impressive kitchen extension has been thoughtfully designed with contemporary units, Corian worktops and sink, a central island and a comprehensive range of integrated NEFF appliances, including a dishwasher. Kamdean flooring and gas underfloor heating extend throughout the newer section, while generous dining and seating areas provide excellent versatility. Bi-folding doors open directly onto the garden, bringing in an abundance of natural light and creating a wonderful connection between the indoor and outdoor spaces.

Adjacent to the kitchen is a useful study, ideal for those working from home or as a children's playroom. Further ground-floor accommodation includes a fully plumbed utility room with a fire door to the main house, integral access to the garage and a sleek shower room with electric underfloor heating, illuminated display shelving and a skylight providing plenty of natural light.

Upstairs, the spacious landing leads to four well-proportioned bedrooms, making the property particularly well suited to family living. The main bedroom benefits from fitted Sharps wardrobes, installed in 2023, while the remaining bedrooms are served by a stylish family bathroom, also refitted in 2023. The lounge, staircase and landing carpets were replaced in November 2025.

The property is served by a Viessmann storage combi boiler, installed in 2022, with the radiators and kitchen underfloor heating conveniently controlled via an app.

Outside, the private rear garden offers plenty of space for relaxing and entertaining. It incorporates a patio adjoining the property, an area of lawn and a further decked seating area towards the rear. External power points are positioned at both ends of the garden.

To the front, a brick-paved driveway provides off-road parking for at least four vehicles, complemented by a pleasant front garden and an electrically operated garage door. The garage also benefits from access to hot and cold water at the rear.

With its generous accommodation, high-quality improvements, impressive kitchen/dining/family room and excellent position close to the village, coast and popular local schools, this is a superb family home in one of Stubbington's most desirable residential locations.

4



2



3





PORCH 6' x 4' 7" (1.83m x 1.4m)

HALLWAY

LOUNGE 15' 3" x 12' 4" (4.65m x 3.76m)

KITCHEN/DINER/FAMILY ROOM 25' x 16' 7" (7.62m x 5.05m)

STUDY 14' 1" x 6' 6" (4.29m x 1.98m)

SHOWER ROOM 7' 11" x 5' 11" (2.41m x 1.8m)

UTILITY ROOM 9' 7" x 5' 8" (2.92m x 1.73m)

LANDING

BEDROOM ONE 12' 11" x 9' 9" (3.94m x 2.97m) Measurement not including the built in wardrobe.

BEDROOM TWO 13' 3" x 9' 2" (4.04m x 2.79m)

BEDROOM THREE 11' 8" x 9' (3.56m x 2.74m)

BEDROOM FOUR 8' 9" x 7' 6" (2.67m x 2.29m)

BATHROOM 6' 11" x 6' (2.11m x 1.83m)

DOUBLE GARAGE 16' 8" x 16' (5.08m x 4.88m) Maximum measurement

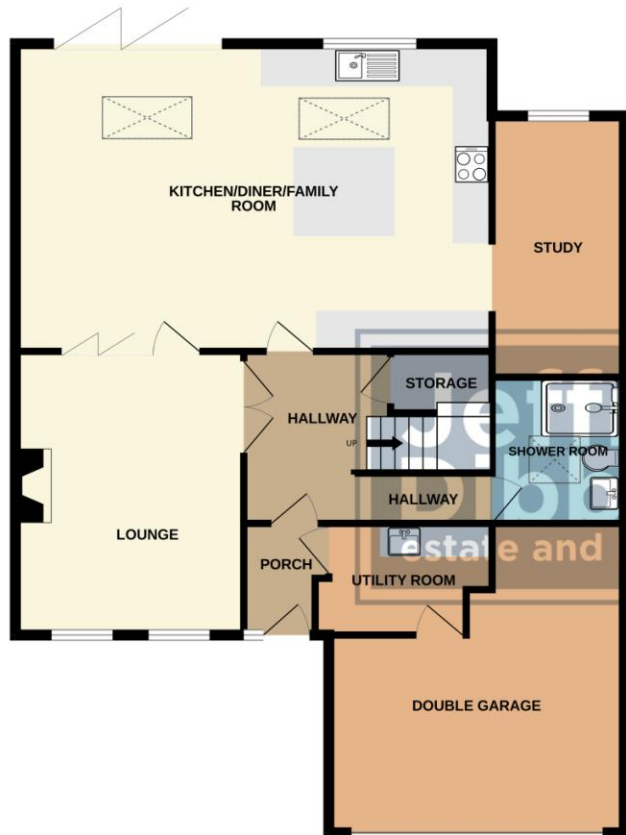
OUTSIDE

REAR GARDEN

FRONT GARDEN

DRIVEWAY

GROUND FLOOR



1ST FLOOR



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.

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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