

GUIDE PRICE

**£499,999 - £515,000**

**12 Stag Way**

Funtley, PO15 6TW

## PROPERTY SUMMARY

Situated within the popular location of Funtley Village, we are delighted to offer for sale this spacious four bedroom detached family home. The property comprises entrance hall, WC, lounge, 24'10" kitchen/diner and utility room to the ground floor with four bedrooms, en-suite shower room to the main bedroom and family bathroom to the first floor. Benefits include off road parking, integral garage, an approx. 40' rear garden, gas central heating and double glazing. An internal viewing is highly recommended to appreciate the versatile accommodation on offer.





## HALLWAY

**WC** 5' 8" x 2' 10" (1.73m x 0.86m)

**LOUNGE** 13' 10" x 8' 9" (4.22m x 2.67m)

**KITCHEN/DINER** 24' 10" x 11' 8" (7.57m x 3.56m)

**UTILITY ROOM** 5' 8" x 5' 0" (1.73m x 1.52m)

## LANDING

**BEDROOM ONE** 16' 0" max x 15' 9" max (4.88m x 4.8m)

**EN-SUITE** 8' 5" x 5' 2" (2.57m x 1.57m)

**BEDROOM TWO** 14' 1" x 8' 8" (4.29m x 2.64m)

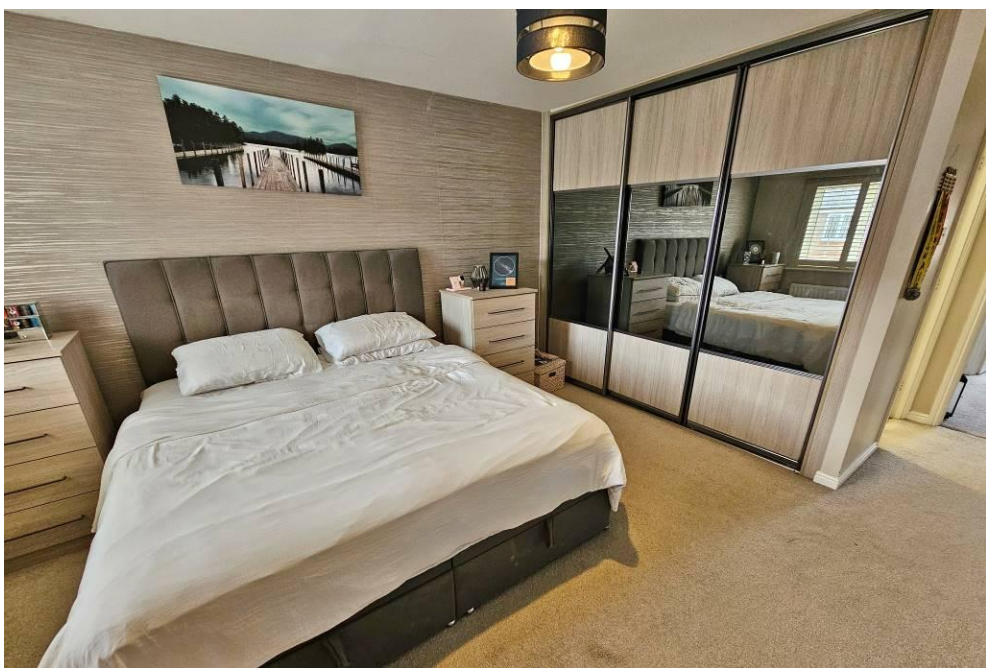
**BEDROOM THREE** 9' 8" x 8' 6" (2.95m x 2.59m)

**BEDROOM FOUR** 9' 2" max x 8' 9" (2.79m x 2.67m)

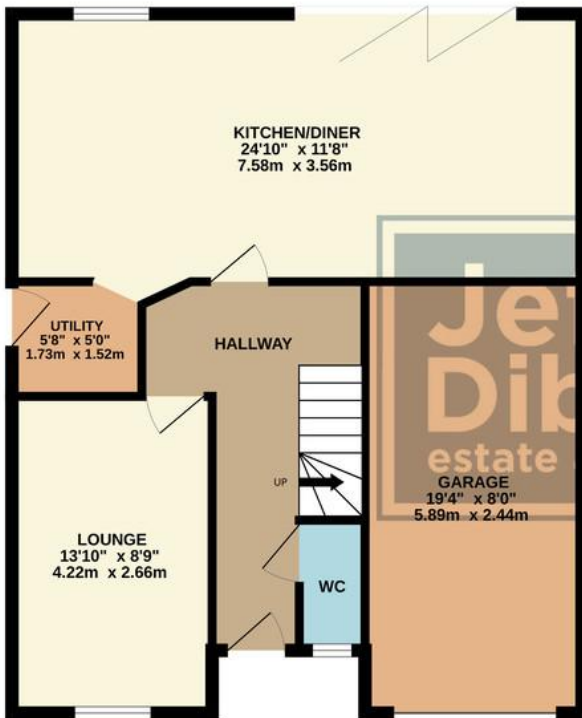
**BATHROOM** 7' 0" x 5' 7" (2.13m x 1.7m)

**GARAGE** 19' 4" x 8' 0" (5.89m x 2.44m)

**REAR GARDEN** Approx. 40' 0" x 30' 0" (12.19m x 9.14m)



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1411sq.ft. (131.1 sq.m.) approx.

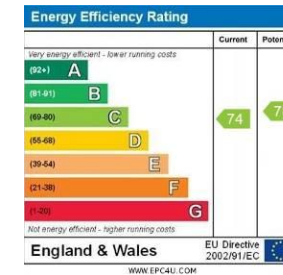
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 E

**VIEWINGS**  
By prior appointment only



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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