



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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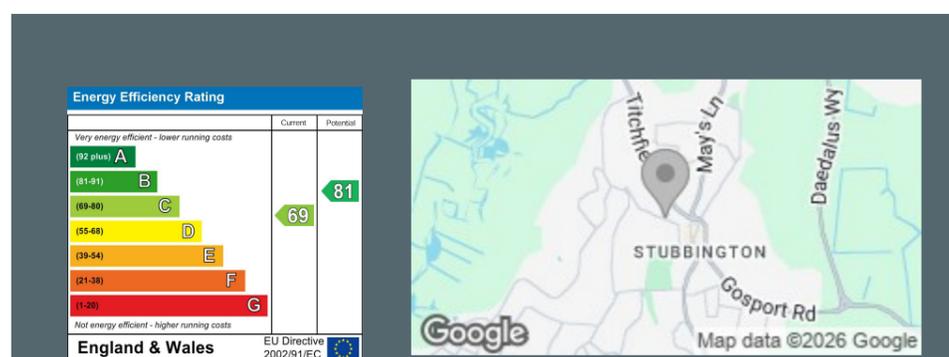
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**42 Cutlers Lane  
Stubbington  
Fareham  
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Offers Over £450,000  
Freehold



A very well presented three bedroom detached house situated in a requested location within walking distance to local amenities along with beach and most importantly school catchments. The property has been well maintained by the current vendors who have replaced windows and doors in recent years and have lovingly landscaped the rear garden. Other benefits include re-fitted kitchen and downstairs cloakroom, with walk in shower to the family bathroom. Outside there is paved driveway parking and an attached garage, and the rear garden benefits from garden shed and summerhouse with power and light. Potential To Extend Subject To Planning.

**Front Door**  
Textured coved ceiling, access to under stairs storage cupboard, radiator.

**Entrance Hallway**  
Textured coved ceiling, access to under stairs storage cupboard, radiator.

**Lounge/Dining Room**  
24'11" x 10'4" nar 8'7" (7.62 x 3.15 nar 2.64 )  
Skimmed coved ceiling, window to front elevation sliding patio door to conservatory, television point, telephone point, 2 x radiators.

**Conservatory**  
10'3" x 9'6" (3.147 x 2.92)  
Constructed from brick and PVCu double glazed elevations under a poly carbonate roof, French style doors to rear garden, radiator

**Kitchen**  
19'1" x 9'4" nar 7'8" (5.82 x 2.87 nar 2.34)  
Skimmed ceiling, 2 x windows to rear elevation, door to side access, re-fitted range of modern wall and base units with work surface over, inset 1 1/2 bowl sink with mixer taps, built in oven, induction hob with hood over, integrated fridge/freezer and dishwasher, plumbing for washing machine, feature vertical radiator.

**Inner Lobby**  
Textured ceiling, personal door to garage.

**Downstairs Cloakroom**  
Skimmed ceiling, extractor fan, re-fitted suite comprising W.C, wash hand basin, heated towel rail.

**First Floor Landing**  
Skimmed ceiling.

**Bedroom 1**  
12'11" x 10'9" (3.94 x 3.28)  
Textured ceiling, window to front elevation, built in wardrobe, radiator.

**Bedroom 2**  
12'2" 9'8" (3.73 2.95)  
Textured ceiling, window to rear elevation, 2 x built in wardrobes, radiator.

**Bedroom 3**  
8'11" x 8'0" (2.74 x 2.44)  
Skimmed ceiling, window to front elevation, access to roof void, radiator.

**Shower Room**  
6'5" x 5'7" (1.96 x 1.72)  
Skimmed ceiling, window to rear elevation, extractor fan, suite comprising walk in shower cubicle, W.C, wash hand basin, floor to ceiling tiling, electric under floor heating.

**Outside**  
**Driveway**  
A paved driveway offering off road parking. Side pedestrian gateway.

**Attached Garage**  
17'1" x 8'7" (5.217 x 2.640)  
Up and over door, power and light, wall mounted Vaillant boiler, personal door into house.

**Rear Garden**  
A fully enclosed landscaped rear garden with areas laid to lawn with borders, further area laid to patio, summer house and storage shed both with power, hardstand for large greenhouse, storage area to the rear of the shed.

**Agents Note**  
Subject to the appropriate planning permissions there is potential to extend the property.

**Property Information**  
Traditional construction under a tiled roof.  
All mains services connected.  
Council tax band D  
Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.  
Mobile Coverage: According to Ofcom EE, Three, O2 and Vodafone offer Likely or Limited service, however you must make your own enquiries.  
Parking: Driveway & garage

