

**£395,000**

**5 Kestrel Close**

Stubbington, PO14 3LQ

## PROPERTY SUMMARY

This three double bedroom detached house is situated at the end of a quiet cul-de-sac in Stubbington, within walking distance to Stubbington Village, great local schools and the south coast. As you enter the property from the wide and welcoming entrance hallway, there is a spacious kitchen/breakfast room boasting stylish shaker style units with integrated appliances and an open plan lounge/diner sits at the rear of the property, overlooking the decking and garden. Further benefits include a downstairs W/C and an additional reception room adjacent to the lounge which would be ideal as a study. Upstairs, the accommodation is generous with three double bedrooms and a sleek family bathroom. Outside the property has driveway parking, a front garden and the rear garden comprises a large, covered deck, space for shed storage, a lawn and side access. With additional storage/utility space and a recently replaced combi-boiler, this property must be viewed in person - call us now in our Stubbington Branch to book in your appointment today!





## HALLWAY

**KITCHEN/BREAKFAST ROOM** 14' 11" x 8' 10" (4.55m x 2.69m)

**LOUNGE/DINER** 16' 7" x 15' 1" (5.05m x 4.6m)

**STUDY** 7' 11" x 7' 8" (2.41m x 2.34m)

**WC** 4' 7" x 2' 11" (1.4m x 0.89m)

**UTILITY ROOM/STORAGE** 8' 1" x 4' 9" (2.46m x 1.45m)

## LANDING

**BEDROOM ONE** 12' 6" x 8' 11" (3.81m x 2.72m)

**BEDROOM TWO** 11' 9" x 9' (3.58m x 2.74m)

**BEDROOM THREE** 12' 1" x 7' 4" (3.68m x 2.24m)

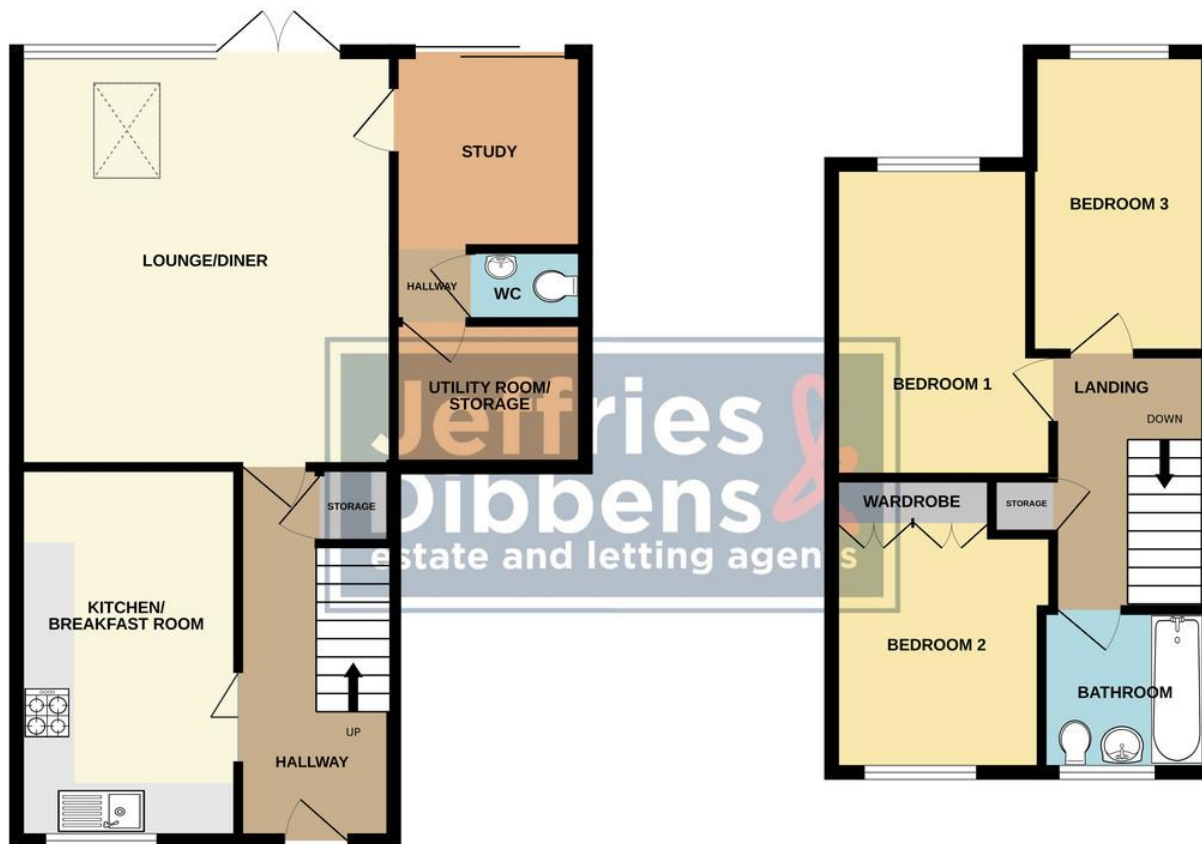
**BATHROOM** 6' 7" x 6' 6" (2.01m x 1.98m)

## OUTSIDE

**REAR GARDEN**

**DRIVEWAY**





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 D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	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.

**Jeffries  
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