



£400,000

1 Grasmere Way

Stubbington, PO14 2DX

PROPERTY SUMMARY

This stunning four bedroom end of terrace property is located moments from Stubbington Village and within great school catchments. Into the property, you enter the wide and welcoming entrance hallway which flows into the large, dual aspect lounge boasting a feature marble fireplace and an opening into the L-shaped kitchen / diner. The kitchen has been refitted and benefits from integrated appliances, granite worktops and solid oak wood flooring throughout. With the conservatory to the rear of the lounge creating further space for relaxing and entertaining, the ground floor of this home has a seamless blend of modern design, practicality and generous accommodation. Upstairs, there are four well-proportioned bedrooms providing ample space and an ensuite as well as the main bathroom (both with underfloor heating) ensure added privacy and convenience for guests and family alike. With a walled, west facing rear garden, a detached single garage with power and driveway parking, this property is not to be missed, so call us now in our Stubbington Branch to book in your viewing today and avoid missing out!





ENTRANCE HALLWAY

LOUNGE 22' 10" x 13' 9" (6.96m x 4.19m)

KITCHEN/DINER 19' 1" x 17' 1" (5.82m x 5.21m)

CONSERVATORY 9' 4" x 9' (2.84m x 2.74m)

LANDING

BEDROOM 1 11' 3" x 10' 11" (3.43m x 3.33m)

ENSUITE 6' 5" x 5' 6" (1.96m x 1.68m)

BEDROOM 2 11' 3" x 10' 11" (3.43m x 3.33m)

BEDROOM 3 11' 6" x 8' 2" (3.51m x 2.49m)

BEDROOM 4 8' 4" x 6' 10" (2.54m x 2.08m)

BATHROOM 8' x 8' 3" (2.44m x 2.51m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE 17' 7" x 8' 3" (5.36m x 2.51m)



GROUND FLOOR

1ST FLOOR



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		84 B
69-80	C	71 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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