



£450,000

8 Rectory Close

Stubbington, PO14 2NA

PROPERTY SUMMARY

Positioned within the popular Rectory Close in Stubbington, this beautifully presented three-bedroom detached home offers generous and thoughtfully extended accommodation, making it an ideal choice for families seeking a well-proportioned home very close to the village, coastline and excellent local schools.

The property is approached via a recently laid driveway providing off-road parking for at least four vehicles, complemented by an attractive front garden. Stepping inside, a wide and welcoming entrance hallway creates an excellent first impression, with stairs rising to the first floor and access to a convenient downstairs W.C.

A particular highlight of the home is the impressive 27ft lounge/diner, offering plenty of space for both relaxing and entertaining. A feature bay window allows for an abundance of natural light, while double doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

The extended kitchen has been finished to an immaculate standard, featuring neutral Shaker-style cabinets with ample worktop and storage space. A door leads through to the sunroom extension, providing an additional versatile living space overlooking the garden.

Upstairs, a bright and airy landing leads to three well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a sleek family bathroom.

Outside, the rear garden enjoys a good degree of privacy and is due to be professionally landscaped with artificial lawn, creating a smart and low-maintenance space ideal for families and entertaining. Updated photographs will follow once the works have been completed. Further benefits include a 17ft garage, providing useful storage space.

3



2



2





ENTRANCE HALLWAY

W/C 7' 2" x 2' 5" (2.18m x 0.74m)

LOUNGE/DINER 27' 8" x 11' 5" (8.43m x 3.48m)

KITCHEN 16' 8" x 10' 2" (5.08m x 3.1m)

SUNROOM 11' 7" x 8' 10" (3.53m x 2.69m)

LANDING

BEDROOM 1 11' 6" x 11' 11" (3.51m x 3.63m)

ENSUITE 9' 4" x 4' 1" (2.84m x 1.24m)

BEDROOM 2 12' 1" x 8' 6" (3.68m x 2.59m)

BEDROOM 3 8' 5" x 7' (2.57m x 2.13m)

BATHROOM 6' 6" x 5' 5" (1.98m x 1.65m)

OUTSIDE

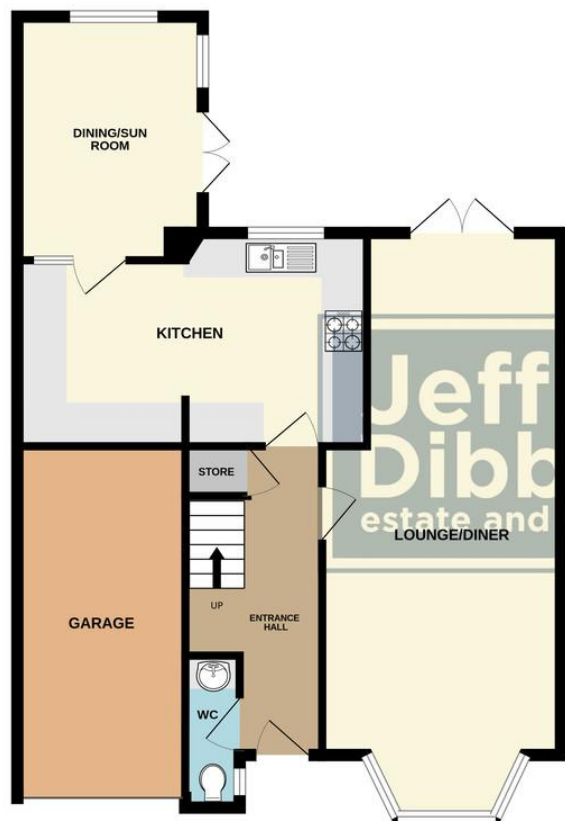
INTERNAL GARAGE 17' 2" x 7' 9" (5.23m x 2.36m)

FRONT GARDEN

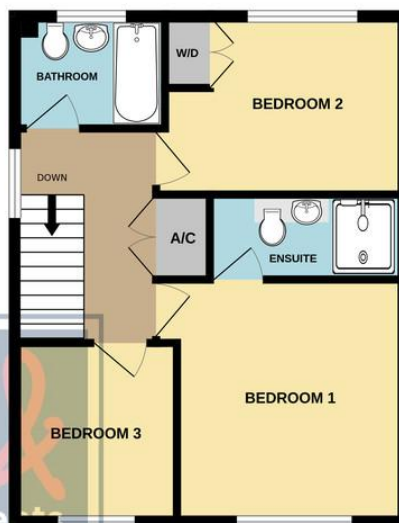
DRIVEWAY

REAR GARDEN

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1219 sq.ft. (113.2 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.
Made with Metropix ©2026

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.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
18 The Green, Stubbington,
Fareham, Hampshire, PO14 2JG

CONTACT
01329 668 511
stubbington@dibbensproperty.co.uk
www.jdea.co.uk