



Pembers Hill Drive, Fair Oak, Hampshire, SO50 7HN

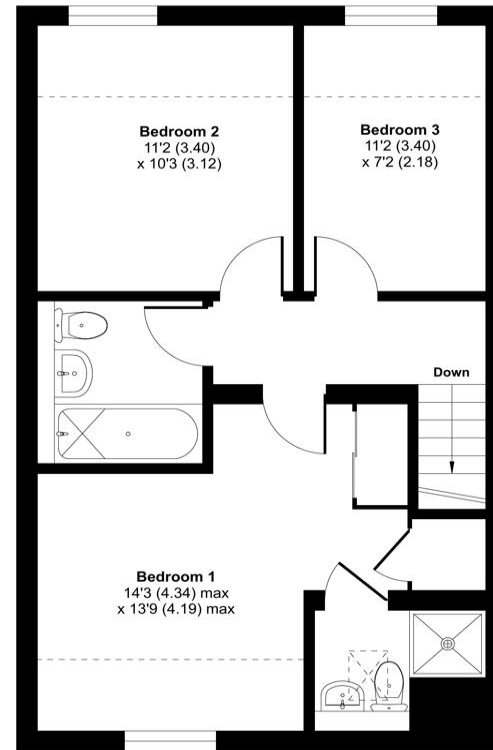
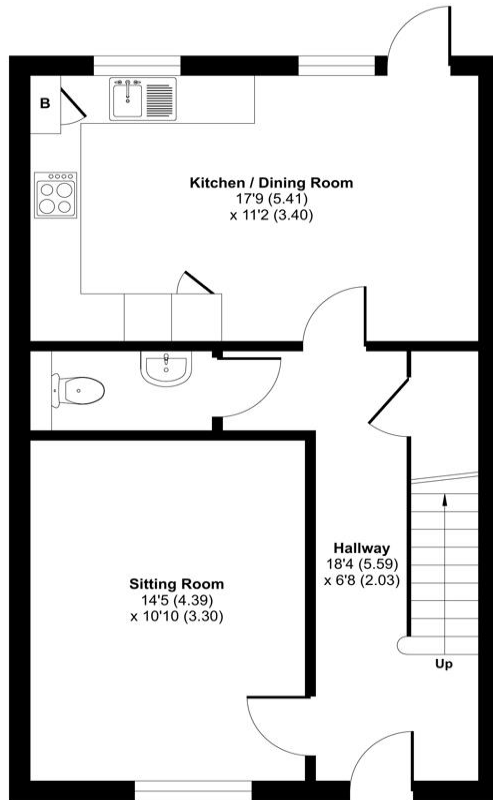


ACCOMMODATION

Immaculate three-bedroom semi-detached family home beautifully positioned in this small, private development on the outskirts of Fair Oak village and within close proximity to lovely wooded walks and local countryside. On entering the property, the spacious and welcoming hallway leads through to an impressive kitchen/dining room with a range of contemporary wall and base units and wood effect worktops over. The dining area has French doors to the rear garden and ample room for a dining suite. The elegant sitting room displays an abundance of natural light, while the guest cloakroom completes the ground floor accommodation. The first floor continues to impress with three bedrooms. The principal bedroom has a luxury en-suite bathroom and the other two bedrooms, a double and a single, share the family bathroom. The external car port allows ample storage space and parking. The south-facing private rear garden is mainly laid to lawn with a patio terrace enjoying a wooden pergola and a further decked area to the rear of the garden, ideal for al fresco socialising. Additionally, the driveway has parking space for two cars.



Approximate Area = 966 sq ft / 89.7 sq m
 Limited Use Area(s) = 86 sq ft / 8 sq m
 Total = 1052 sq ft / 97.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1077006



SITUATION

Set within the village of Fair Oak, only a short drive from the historic city of Winchester. Fair Oak is an excellent community which offers many shops, popular restaurants, well regarded schools and a network of footpaths and bridleways for walking and riding in the surrounding woodlands and countryside. Eastleigh town is only a 10 minute drive with its variety of shops, restaurants, sports facilities and a new cinema and bowling complex. The area enjoys excellent transport links via the M27, M3 and railway networks.



SPECIFICATION

- Modern three bedroom semi-detached home
- Beautifully presented throughout
- Quiet cul de sac position
- Two bathrooms
- Contemporary fitted kitchen/dining room
- South facing enclosed rear garden
- Carport with overhead storage
- Close to local woods and countryside

LOCAL AUTHORITY

Eastleigh Borough Council

Council Tax Band - D

ASKING PRICE

£425,000

TENURE

Freehold

Estate Management Charge – TBC