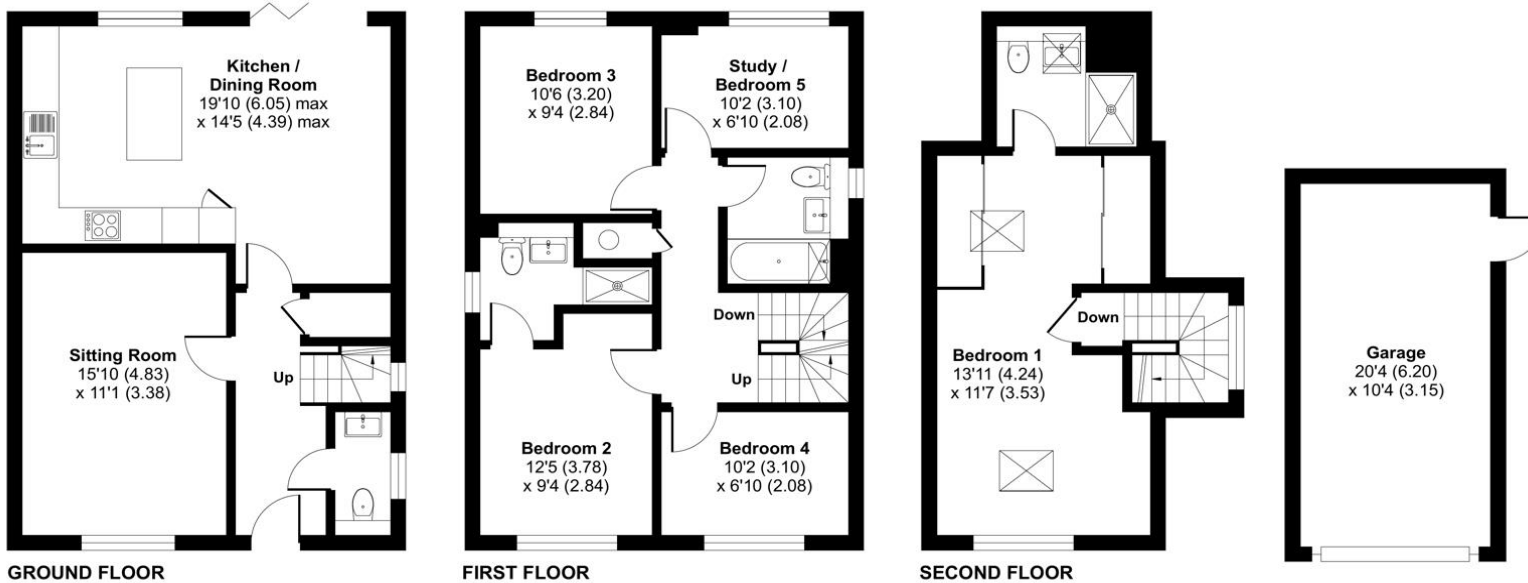


ACCOMMODATION

This absolutely stunning five bedroom two en-suite detached three storey home is beautifully presented throughout boasting circa 1500 square foot of accommodation, the centre piece of which is the fabulous 19'10 x 14'5 kitchen diner that runs across the rear of the home with bi fold doors to the gardens, central island with breakfast bar, a range of shaker style units with integrated appliances and beautiful wood effect flooring. The sitting room is equally as impressive at 15'10 x 11'2 as is the superb principal bedroom suite situated on the top floor with spacious bedroom area, separate dressing area with built in wardrobes, a generous contemporary en-suite, and featuring skylights set into the vaulted ceiling. There are four further excellent sized bedrooms to the first floor with an en-suite to bedroom two, and there is also a well-appointed family bathroom. The home is accessed via an open storm entrance porch leading to the entrance hall which enjoys wood effect flooring, turning stairs to the first floor and access to the cloakroom. Externally the private rear garden enjoys a sunny Westerly aspect and is mainly laid to lawn, with a lower patio seating area as well as a block paved driveway providing off road parking for multiple cars leads to the detached pitched roof garage with up and over door. Built in 2021 by developers Drew Smith the home retains the remainder of its new home warranties and is of an extremely high specification including integrated solar panels to the roof.



Approximate Area = 1468 sq ft / 136.3 sq m
 Garage = 210 sq ft / 19.5 sq m
 Total = 1678 sq ft / 155.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	89
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1035750



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

- Stunning five-bedroom home
- Opposite green space
- Upgraded specification
- Two en-suites plus family bathroom
- Spacious circa 1500 sq ft of accommodation
- Wonderful 19'10 kitchen diner
- Bi-fold doors to the gardens
- Generous sitting room
- Impressive principal bedroom suite
- Drive and garage
- Beautifully presented throughout
- No forward chain

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: F

GUIDE PRICE

Asking Price £555,000

TENURE

Freehold

Annual Estate Management Charge: TBC