



4 Holloway Mews, Fair Oak, Eastleigh, Hampshire, SO50 7HW

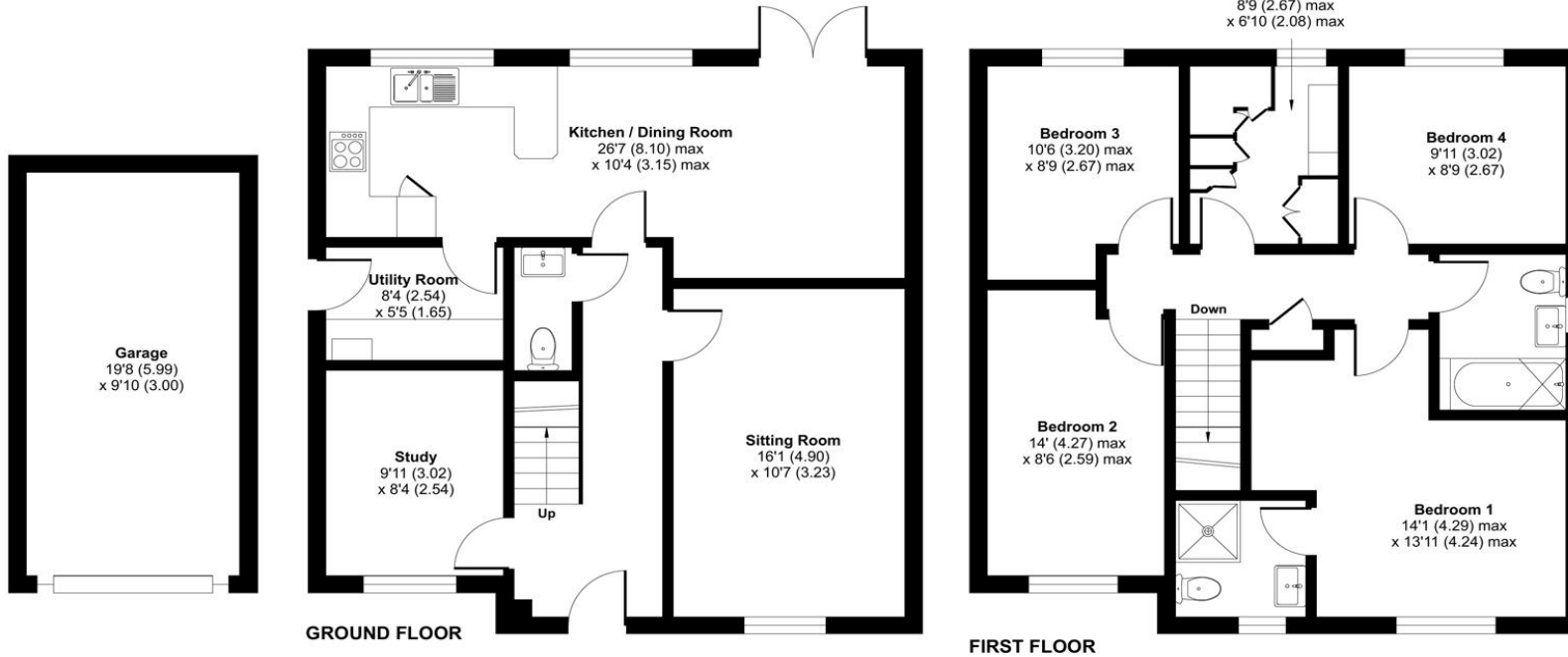


ACCOMMODATION

Tucked away in a quiet cul-de-sac position, this substantial five-bedroom detached house features a beautifully designed landscaped garden and offers generous and modern living space to meet all family needs. This well-presented and recently built home is located on the edge of the local countryside, yet just a few minutes walk from Fair Oak village centre. The accommodation is spacious and contemporary throughout and features a large kitchen/dining/family room at the rear that opens out to the garden. There is also a good-sized living room, a separate study/snug/playroom, a utility room and a ground-floor cloakroom. Upstairs are five bedrooms, four of which are double size, with the fifth bedroom currently fitted out as a walk-in dressing room. There is also an ensuite shower room to the principal bedroom, and a further family bathroom. Outside there is a block paved driveway for two vehicles at the front, and a detached garage to the side. The stunning rear garden has been professionally landscaped to include two areas for entertaining - a patio with a central water feature complete with slatted fence surround and a pergola over, and a separate decked area behind the garage. There is also a lawn with planted areas, all enclosed by brick walling and high fencing providing a good degree of privacy.



Approximate Area = 1396 sq ft / 129.6 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 1589 sq ft / 147.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	97	97
(81-91)	B		
(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: 1047029



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 cinema and bowling complex. The area enjoys excellent transport links via the M27, M3 and railway networks.



SPECIFICATION

- Modern five-bedroom detached house
- Stunning landscaped garden
- Quiet cul-de-sac position
- Adjacent local countryside
- Short walk to the village centre
- Large kitchen/dining/family room
- Separate playroom/study
- Two contemporary bathrooms

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: E

GUIDE PRICE

£550,000

TENURE

Freehold

AGENTS NOTE

Estate Management Charge: £218.19 per annum
(subject to change)

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.