



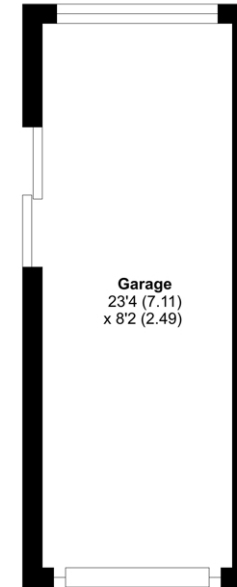
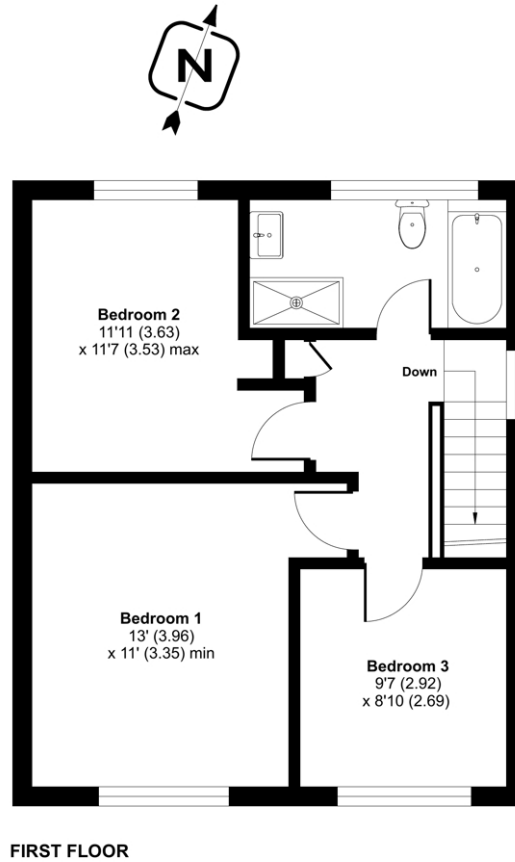
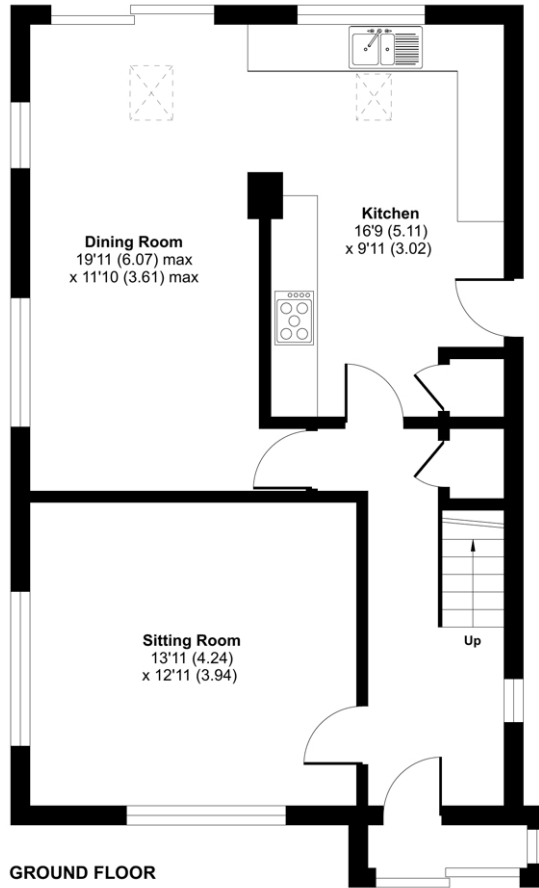
Paynes Lane, Fair Oak, Eastleigh, Hampshire, SO50 7GS



ACCOMMODATION

A wonderful opportunity to acquire this unique and beautifully presented three-bedroom detached home in the centre of Fair Oak. This individual home has recently undergone comprehensive refurbishment and sits on a large plot in a lovely quiet position at the end of a private lane. Paynes Lane is just a few minutes' walk from Fair Oak village centre, local schools, and local countryside. At the hub of the home is a stunning brand new kitchen/dining/family room making a wonderful space for family life, with the good size living room providing a tranquil retreat. The ground floor has also been fitted with new flooring throughout. Upstairs are the three double bedrooms which are all served by a newly fitted contemporary four-piece bathroom with a separate shower enclosure. A real highlight of the property is the large private rear garden, with an extensive lawn area and numerous mature plants and shrubs. There is also a generous sized garden towards the front of the property which is mainly laid to lawn, and a driveway providing off road parking that leads to a single detached garage.

Approximate Area = 1211 sq ft / 112.5 sq m
 Garage = 191 sq ft / 17.7 sq m
 Total = 1402 sq ft / 130.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
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 2024. Produced for Charters Estate Agents Limited. REF: 1073140



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

- Unique three-bedroom detached home
- Comprehensively refurbished
- Beautiful large garden
- Newly fitted kitchen/dining/family area
- Separate living room
- New contemporary four-piece bathroom
- Detached garage and driveway
- Lovely quiet position
- Easy walk to Fair Oak village

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band D

GUIDE PRICE

Guide Price £525,000

TENURE

Freehold