



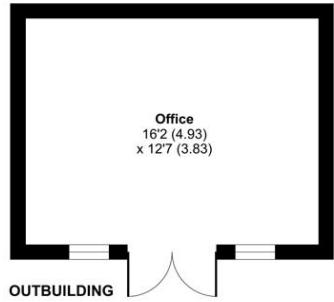
Sandy Lane, Fair Oak, Eastleigh, Hampshire, SO50 8EL



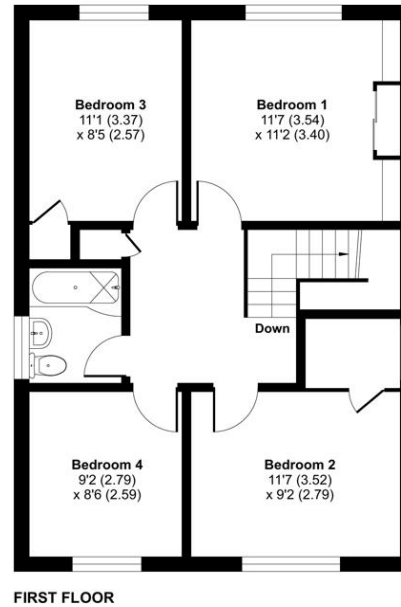
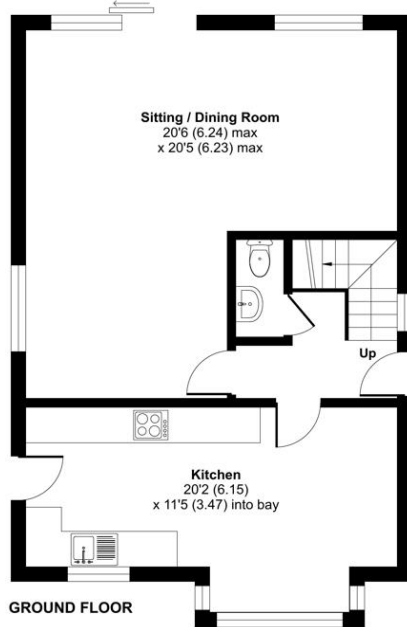
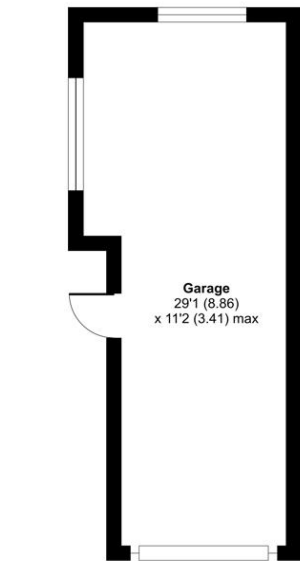


## ACCOMMODATION

An impressive four bedroom detached family home in a sought after central location with no thought spared on the quality bestowed throughout. Entering into the welcoming entrance hall the quality bohemian interior design impresses instantly and leads directly to the accomplished kitchen/breakfast room. With a range of high quality appliances, wall and floor units the kitchen is completed with dual aspect and bay window. Neatly allowing a breakfast table to enjoy a morning coffee. The magnificent open plan living towards the rear of the home includes a grand dining table and living area with bespoke shutters spanning the width of the home. The first floor includes four well proportioned bedrooms. The master bedroom includes built in wardrobes and storage units and enjoys views out towards the landscaped garden. Bedroom two previously included an en-suite shower room but however, has been turned into a large wardrobe. The first floor also includes a contemporary family bathroom. The rear garden has been curated to an excellent standard. The westerly facing garden enjoys the evening sun and no better place to do this than on the large patio area. Raised flower beds and sleepers lead you towards the end of the garden where a fantastic garden cabin awaits. Complete with electricity and heating. The home also has multiple sheds, a garage and importantly an abundance of driveway space for multiple cars on the shingled driveway.



Approximate Area = 1239 sq ft / 115.1 sq m  
 Garage = 289 sq ft / 26.8 sq m  
 Outbuilding = 203 sq ft / 18.8 sq m  
 Total = 1731 sq ft / 160.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	71	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1249034



Scan the QR code to find out more information about this property.

## 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**

- Impressive four bedroom detached home
- Central Fair Oak location
- Beautifully presented throughout
- Sizeable garden cabin
- Access to local schools, shops and transport links
- Large private shingled driveway and garage

### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band E

**OFFERS IN EXCESS OF £550,000**

### **TENURE**

Freehold