



Clementine Way - £625,000

Stanford  
Est. 2005



# 47 Clementine Way, Fair Oak, Eastleigh, SO50 7QG

Asking Price £625,000

Stanford Estate Agents are delighted to offer this substantial and well presented, four bedroom, detached home in the favourable Archers Wood development within Fair Oak. Benefitting from ensuite facilities, a detached double garage and a show home finish throughout.

Accommodation comprises of a spacious entrance hall with understairs storage and a useful cloakroom with WC facilities. A large lounge with double aspect windows to the rear and side allow plenty of natural light and French doors lead to the south east facing garden. The 21'ft kitchen/diner is the spectacle of the home in our opinion. With another set of French doors to the rear garden, space for a family dining table and a modern, stylish kitchen with granite worktops, integrated appliances and a sink with the ever popular hot tap addition. The kitchen features a large island unit with breakfast bar. To the side of the kitchen is a separate utility room, a must have for any family home. The first floor gives space to four, double bedrooms with the principal bedroom benefitting further from built in wardrobes and ensuite facilities. The remaining bedrooms are all serviced via a modern three-piece family bathroom.

Externally, the property occupies an enviable position within the small development and has fantastic kerb appeal. It sits opposite a small lawned area and is accessed via a private driveway leading to only few homes. This property has a paved driveway for three vehicles and a detached double garage with resin floor, power and light. Access is via the double doors and via pedestrian door from the rear garden. The rear garden is beautifully presented and is laid to lawn with shrub borders and raised flower beds. A purpose built garden room/bar with power and light is also located to the back corner.

Built in 2020 via renowned local builder Bargate Homes this property will come with the remainder of its 10 year build new warranty.

### Further Information:

Local Council: Eastleigh Borough Council

Council Tax Band: E

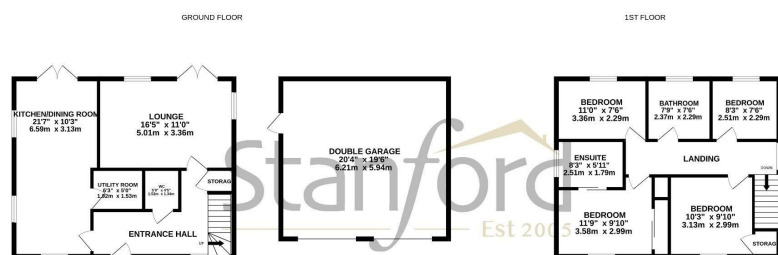
Local Primary School: Fair Oak Infant & Junior School

Local Secondary School: Wyvern College

Estate Charges: £402.06 Per Annum

### Local Information:

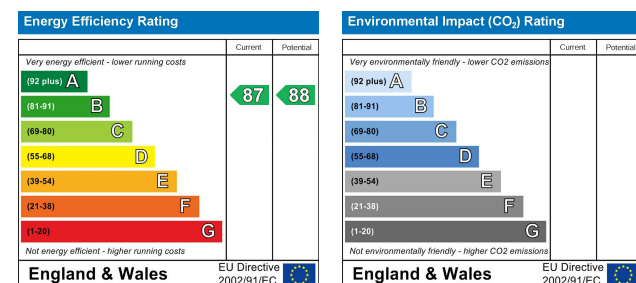
Fair Oak is a semi rural, small village in the borough of Eastleigh and renowned for its peaceful living offering. Transport links to Winchester, Hedge End and Eastleigh are convenient and an array of amenities are available in the village centre including a chemist, post office facilities and various convenience stores. The local schools are in high demand with the infant, junior and secondary school all achieving 'good' status in their latest OFSTED reports.



TOTAL FLOOR AREA: 1559 sq ft (144.8 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error. Dimensions of this document are for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their operation or efficiency can be given.  
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