



1 Stoke Heights, Fair Oak, SO50 8AH

Offers In Excess Of

£175 000

Stanford Estate Agents are pleased to offer to the market this desirable, four bedroom family home located in the requested location of Stoke Heights. Benefitting from an integral garage, conservatory, en suite facilities and a very well presented finish throughout.

Accommodation on the ground floor consists of a cloakroom with WC facilities, a spacious, 24ft lounge/diner with sliding door to the useful conservatory that has French doors to the rear garden. The kitchen has a range of wall and base units, space for various white goods and an integrated eye level oven. The first floor gives space to three double bedrooms and a good sized single. The principal bedroom benefits further from ensuite facilities in the form of a shower, wash hand basin and WC. The remaining bedrooms are serviced via the three piece family bathroom that is fully tiled, has a storage cupboard, a panel enclosed bath with shower over, low level WC and wash hand basin.

Externally the property is located in the sought after location of Stoke Heights in Fair Oak, set back from the road offering off road parking to the front and access to the integral garage via an up and over door. The rear garden can be accessed via a pedestrian gate to the side of the house. The rear garden is mostly laid to lawn with a patio area and new wooden shed. The garden is a blank canvas for the new owners and fully secure via panel enclosed fencing.

Further Information:

Local Council: Eastleigh Borough Council

Council Tax Band: E

Local Primary School: Fair Oak Infant & Junior School

Local Secondary School: Wyvern College

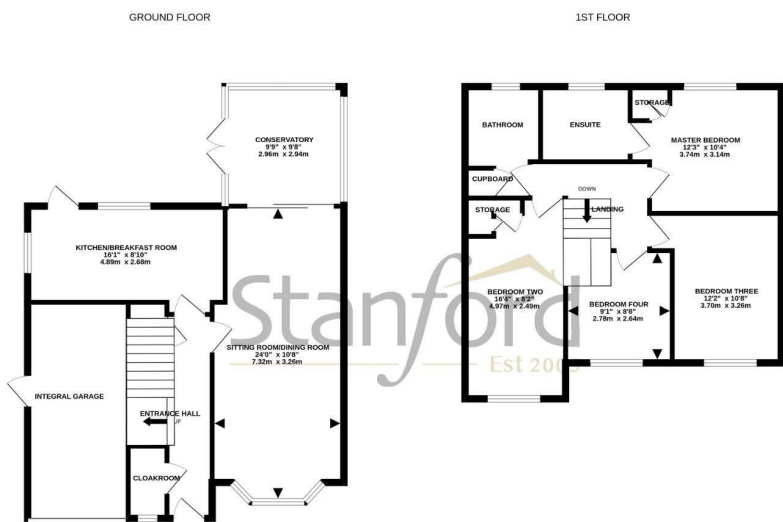
EPC: TBC

Heating: Gas Central Heating Via Combi Boiler

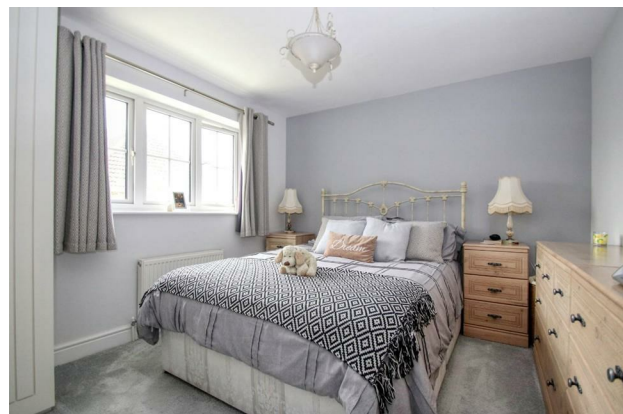
Windows: Double Glazing Throughout

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 shops. The local schools are in high demand with the infant, junior and secondary school all achieving 'good' status in their latest OFSTED reports.



Whilst every attempt has been made to ensure the accuracy of the floorplan, contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. They are for guidance purposes only and should be used for your own prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with iMagine 10024



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) 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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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