



# 1 Athena Close, Fair Oak, Eastleigh, SO50 8QP

**Guide Price £460,000**

Stanford Estate Agents are delighted to offer to the market this ideal family home located close to stoke Park Woods in Fair Oak. Boasting four, great sized bedrooms, spacious living accommodation throughout, conservatory and a purpose-built outbuilding currently used as a bar! This property has something for everyone in the family.

Accommodation on the ground floor consists of a spacious, living room with bay window to the front, a 24ft kitchen/breakfast room with an array of wall and base units, large conservatory with French doors to the rear garden, useful cloakroom with WC facilities and a purpose-built utility room converted from the original garage. The first floor gives space to four great sized bedrooms, with bedroom one benefitting further from en suite facilities. The remaining bedrooms are all serviced via the family bathroom.

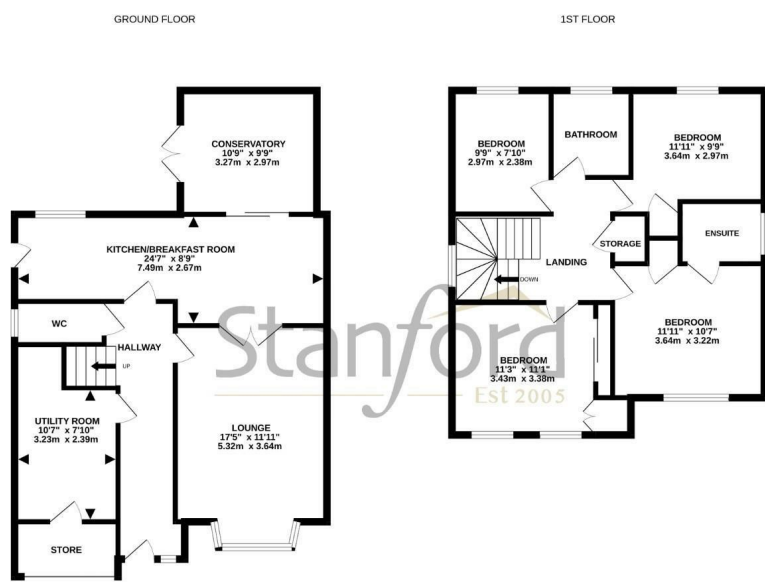
Externally the property is situated in a quiet cul-de-sac and offers ample off road parking to the front, a lawn area and access to the garden via side gate. The garage door leads to the now store. The rear garden is fully private and fully enclosed via panel enclosed fencing. Being mostly laid to lawn with an array of shrub borders, flower beds and wildflowers. There is a patio seating area with pergola to enjoy an evening glass of wine or you could make use of the purpose-built bar with heating, power and light. Although currently a great place to entertain this outbuilding could be converted to an ideal home office or hobby room.

**Further Information:**

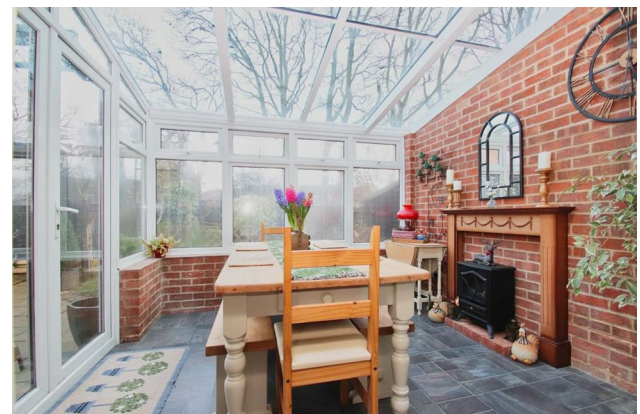
- Local Council: Eastleigh Borough Council
- Council Tax Band: E
- Local Primary School: Fair Oak Infant & Junior School
- Local Secondary School: Wyvern College
- Sellers Position: No Forward Chain
- Heating: Gas Central Heating Via Boiler
- Windows: Double Glazed
- Viewing: By Appointment Only

**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.



While 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 error, omission or misstatement. This plan is for general guidance only and should be used as such by the prospective purchaser. The vendor, vendor's agents and the estate agent make no representation or warranty as to their accuracy or efficiency and no guarantee is given.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[92 plus] <b>A</b>	
[81-91] <b>B</b>	
[69-80] <b>C</b>	
[55-68] <b>D</b>	
[39-54] <b>E</b>	
[21-38] <b>F</b>	
[1-20] <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

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