



Camelia Grove - £500,000

Stanford  
Est 2005



# 26 Camelia Grove, Fair Oak, Eastleigh, SO50 7GR

Asking Price £500,000

It is with great pleasure that Stanford Estate Agents offer this delightful, extended and well presented throughout, detached family home. Located at the top of a quiet cul-de-sac in Fair Oak this property has undergone extensive renovation by its current owners and an internal viewing is essential.

Accommodation on the ground floor is offered in the form of a converted garage that is now being used as a family room but could be used as an office/study or even converted back to a garage. A useful cloakroom with WC facilities can be found at the end of the entrance hall and the spacious 22ft lounge/diner spanning the entire width of the property offers two sets of French doors to the rear garden. The kitchen is in fantastic order and offers an array of built in appliances, ample storage space and another pedestrian door to the garden.

The first floor gives space to three double bedrooms all with fitted wardrobes and an impressive study that could be used as a fifth bedroom. All bedrooms on this floor are serviced via a modern three piece family bathroom. Within the study/bedroom five is a staircase leading to the extended second floor where bedroom one is now located. This impressive room is of a substantial size with ample fitted storage. The bedroom is serviced via a ensuite facilities including walk in shower.

The property has been well decorated throughout and benefits from ample natural light. The existing owners have spent a lot of time making the property offer the space available and we think the property occupies an enviable location.

Externally the property benefits from ample off road parking to the front via loose stone driveway and a hardstanding area currently with a timber shed on. The rear garden faces a desirable southerly aspect and is fully enclosed and private. The garden is mostly laid to lawn with shrub borders and a brick laid patio and path. Rear access is via a pedestrian side gate.

### Further Information:

Local Council: Eastleigh Borough Council

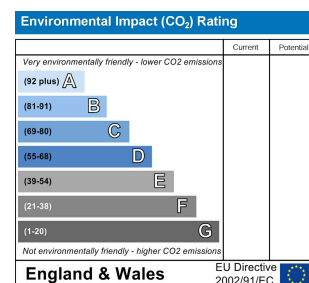
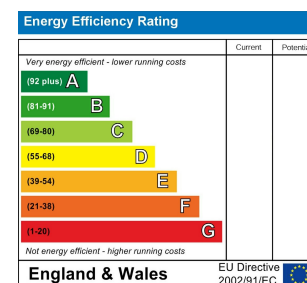
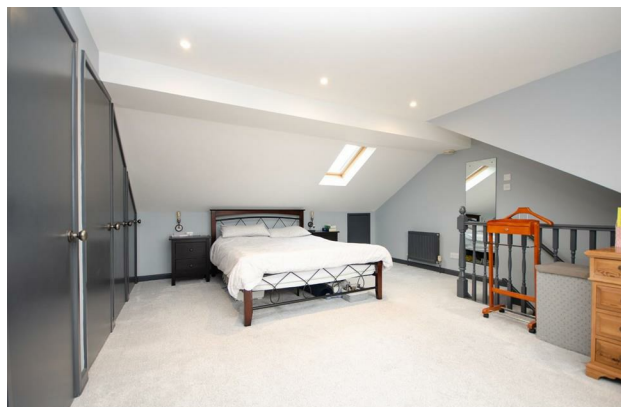
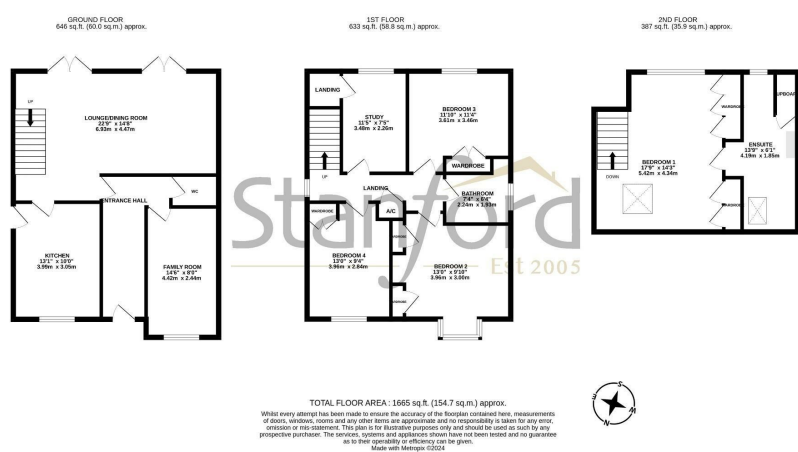
Council Tax Band: E

Local Primary School: Fair Oak Infant & Junior School

Local Secondary School: Wyvern College

### 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.



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