



# 98 Stoke Heights, Fair Oak, Eastleigh, SO50 8AJ

Asking Price £575,000

Stanford Estate Agents are delighted to be bringing to the market for the first time since bought new and with no forward chain, this four bedroom, detached property in Fair Oak. Occupying a desirable location a stones' throw from Stoke Park Woods this property is an ideal family home.

Accommodation spans nearly 1800 square foot including the garage and the ground floor consists of a cloakroom with WC facilities, large 17ft lounge, a useful separate dining room with French doors to the rear garden and a sought-after separate study. Kitchen facilities come in the form of a well presented kitchen with separate breakfast room and utility room both offering further doors to the garden. The first floor has four double bedrooms all with fitted wardrobes and bedroom one has the further benefit of ensuite facilities. All other bedrooms are serviced via the three piece family bathroom suite.

Externally the property has fantastic kerb appeal and is located in a small, quiet cul-de-sac in Stoke Heights consisting of just six homes with most still being occupied by original owners. The cul-de-sac has its own entrance to the 512 acres of Stoke Park Woods. The front of the property has a double paved driveway with access to the integral double garage coming with electric roller doors. There is gated side entrance and the remainder of the front is made up of shingle and shrubbery.

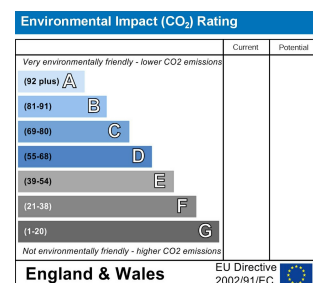
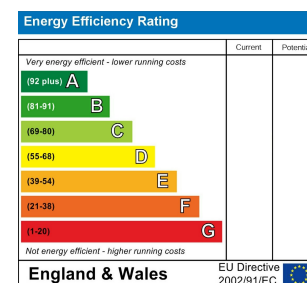
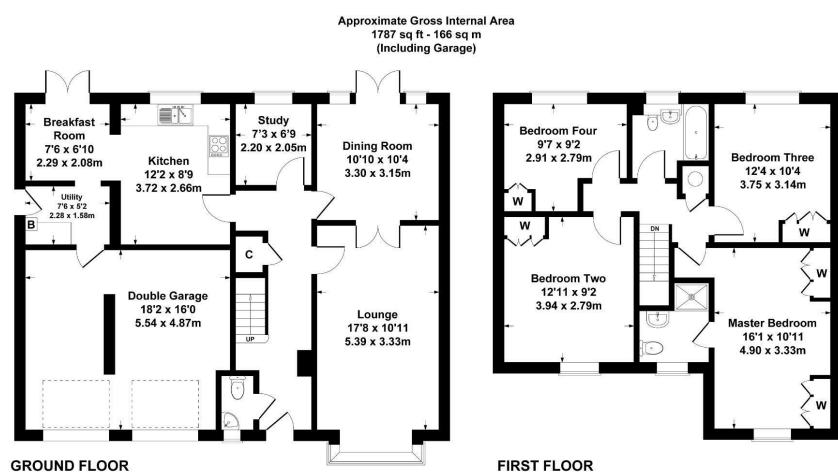
The rear garden offers a degree of privacy not often found locally, being mostly laid to lawn with planted mature shrubs, flowers and trees this garden is perfect for entertaining or enjoying some quiet time. A large patio gives a low maintenance area leading all the way round to the secure rear gate.

## Further Information:

Local Council: Eastleigh Borough Council  
 Council Tax Band: E  
 EPC Rating: 83 - B  
 Local Primary School: Fair Oak Infant & Junior School  
 Local Secondary School: Wyvern College  
 Windows: Double Glazed  
 Heating: Gas Central Heating  
 Sellers Position: No Forward Chain  
 Viewing: By Appointment

## 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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