



45 Clementine Way, Fair Oak, Eastleigh, SO50 7QG

Offers In Excess Of

£330,000

Stanford Estate Agents are delighted to offer this ever popular, two double bedroom, semi detached home in the requested Archers Wood development within Fair Oak. Built in 2020 by renowned local builder Bargate Homes who are recognised for their high quality constructions throughout Hampshire.

The property is being offered with the remainder of its 10 year new build warranty and occupies an enviable location on the development. Archers Woods is a small development of just 47 homes with a fantastic community within.

The accommodation on the ground floor comes in the form of a spacious, light and airy living room, downstairs cloakroom and a modern kitchen/breakfast room with French doors to the rear garden. There is also a useful utility cupboard/room with power and plumbing for a washing machine and further space for a tumble dryer, positioned side by side. The first floor briefly comprises of two double bedrooms with the master bedroom benefiting further from ensuite facilities and the other bedroom being serviced by a stylish three piece bathroom.

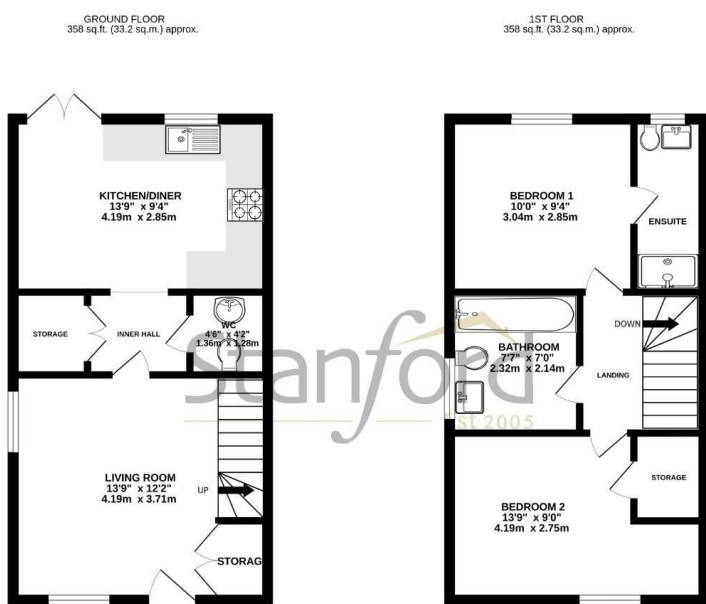
Externally the property benefits from having double width off road parking to the side of the house unlike many neighbouring homes having tandem parking. The rear garden is of a south westerly orientation and benefits from natural light throughout the day. The garden is mostly laid to lawn with a patio seating area, secure wooden shed and all bordered by well placed wildflowers and shrubs.

Further Information:

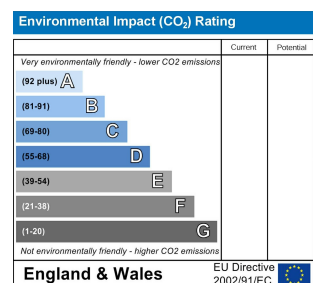
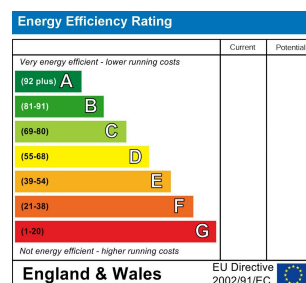
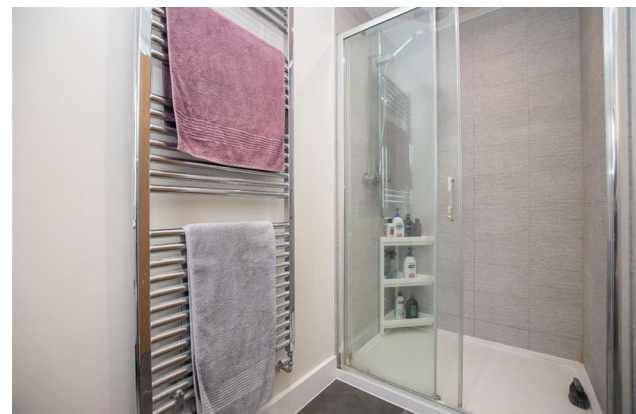
- Bulder: Bargate Homes
- Local Council: Eastleigh Borough Council
- Council Tax Band: C
- EPC Rating: 86 - B
- Local Primary School: Fair Oak Infant & Junior School
- Local Secondary School: Wyvern College
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Driveway To The Side For Two Vehicles
- Sellers Situation: To Find On
- 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.



TOTAL FLOOR AREA: 715 sq ft (66.5 sq m) approx.
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 or omissions in this information. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all measurements and dimensions before purchase. The site, room, fixtures and appliances shown here are not to be taken as a guarantee of their availability or condition. Measurements are to the face of walls and not to the center of walls unless otherwise stated. Made with Viewpoint 12/2020



Tel: 023 8064 7272
Email: eastleigh@stanfordestateagents.co.uk
Address: 23High Street, Eastleigh, SO50 5LF



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