



Stanford Estate Agents are delighted to offer this spacious and extended, four bedroom, family home in a desirable cul-de-sac location in Fair Oak. Having recently undergone some useful additions to this family home the property gives the new owners a modern design with ample space to be used.

**Directions**

Accommodation on the ground floor comprises of a large and light lounge with bay window to the front aspect, a 26ft kitchen/diner with sliding patio doors to the rear garden. The kitchen offers a stylish range of wall and base units, fitted appliances and a fantastic space to entertain. Off the kitchen is a purpose built utility room with plumbing and houses the boiler. Located within the utility room is a cloakroom with WC facilities (the WC is currently not fitted). The first floor has four fantastic sized, double bedrooms with the principal bedroom benefitting further from built in wardrobes and modern ensuite. The remaining bedrooms are all serviced via the three piece family bathroom.

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.

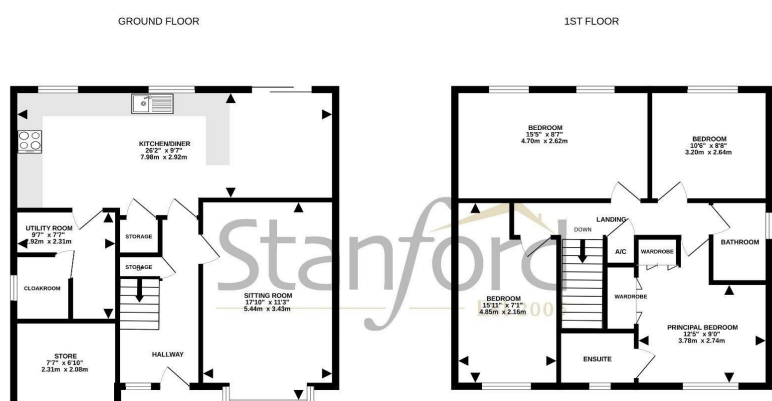
Externally the property is located in the corner of a small cul-de-sac. To the front is a brick paved drive offering off road parking for several vehicles and small lawn area. To the side is gated rear access while the store is accessed via the electric roller door. The delightful good sized rear garden is private and fully secure with a mix of lawn, tiling and higher tier of mature flower beds and plants. A secure shed on hardstanding offers further external storage.

**Further Information:**

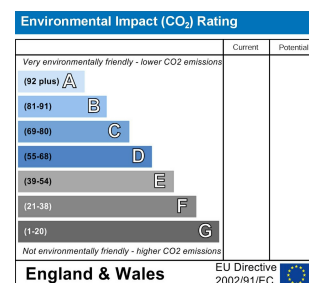
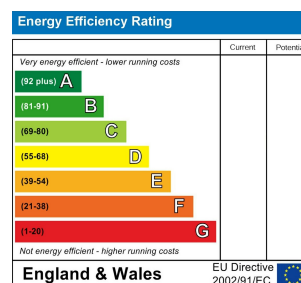
- Local Council: Eastleigh Borough Council
- Council Tax Band: D
- EPC Rating: TBC - Ordered
- Local Primary School: Fair Oak Infant & Junior School
- Local Secondary School: Wyvern College
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Driveway
- Sellers Position: No Forward Chain
- 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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is made as to their operation or efficiency can be given. Made with Hoxpox E2024



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on request. All loans secured on property, life assurance is usually required. This can be emailed on request.