



The Beeches - £535,000

Stanford  
Est 2005



# 17 The Beeches, Fair Oak, Eastleigh, SO50 7NS

£535,000

Stanford Estate Agents bring to the market this rarely available, four bedroom, detached house located at the end of a sought after cul de sac of Fair Oak. Bordering green open space with a detached, double garage and a modern, stylish approach throughout this property is an ideal family home.

Accommodation spans over two floors with the ground floor encompassing a useful cloakroom with WC facilities off the entrance hall and stairs to the first floor. Within the space on the ground floor is a beautifully presented lounge with a feature log effect gas fire and bay window overlooking the front aspect. To the rear is a stunning kitchen/diner with a stylish range of wall and base units with built in appliances to include a dishwasher, induction hob, oven and microwave. A single door leads to a cleverly utilised laundry room with separate sink/drainage and further door to the rear garden. A further room sits off the dining area in the form of a 12ft conservatory, a perfect place to enjoy a summers day and has access to the garden via French doors. The first floor offers four great sized bedrooms all of which are well decorated. The principal bedroom offers the added benefit of modern ensuite facilities. The remaining bedrooms are serviced via the three-piece bathroom suite located off the landing.

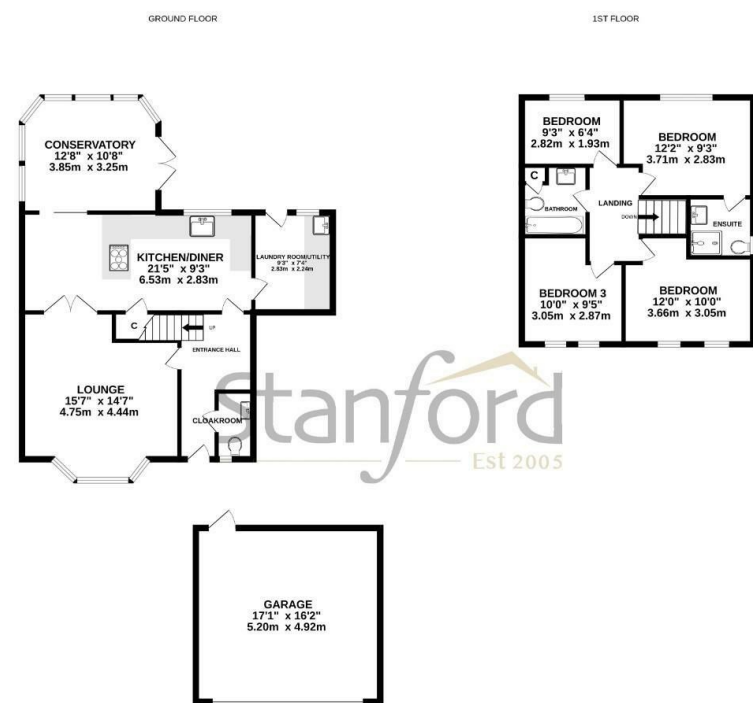
Fair Oak is a semi rural, small village in the borough of Eastleigh and renowned for its peaceful living offering, Transport links to Winchester, Hedge End and Eastleigh are convenient and an array of amenities are available in the village centre including a chemist, post office facilities and various 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.

Externally the property sits in an enviable location at the end of a secluded cul-de-sac bordering green open space and convenience to local amenities via a paved path to the village. The rear garden has been designed to be enjoyed while remaining low maintenance. Split into two levels with the top being tiled with stairs leading to the lower level where artificial grass with raised flower bed borders will be found. A purpose built covered decked area and summerhouse are also on the lower level. The garden is fully secure via panel enclosed fencing. The property offers ample off-road parking to the front via a double paved driveway. Further parking or storage comes in the form of a detached garage accessed via an electric roller door to the front and pedestrian door to the rear. The garage has power, light and a pitched roof for even more storage if required.

## Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: E
- EPC Rating: C - 72 -
- Local Primary School: Fair Oak Infant & Junior School
- Local Secondary School: Wyvern
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Driveway with Double Garage
- Utilities: Mains
- Broadband: See Ofcom Website -
- Phone Signal: See signalchecker.co.uk
- Sellers Position: To Find Forward
- Viewing: By Appointment Only

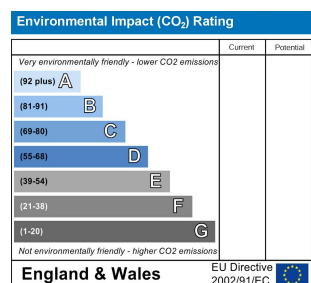
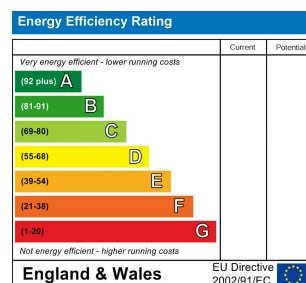
## Local Information:



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