

OFFERS IN EXCESS OF £375,000

Fair Oak | Eastleigh | SO50 8EU

CHARACTER COTTAGE!! This amazing period property is a rare find in Fair Oak, believed to date back to the 19th Century, and set back from the main road this property offers charm and character throughout. We loved the open living space and massive country kitchen. Ideally suited to a small family or a couple you will need to see for yourself to appreciate all that is on offer. CALL NOW!!

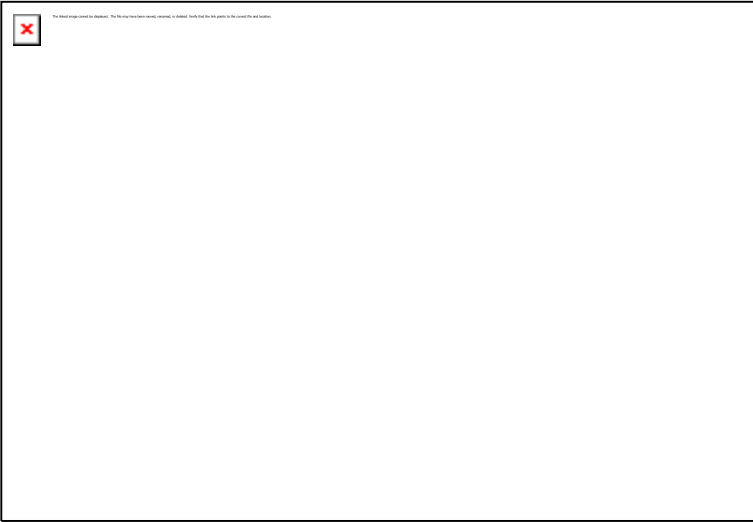
- Character Cottage
- c. 19th Century
- Living Room with Real Fireplace
- Massive Country Kitchen
- Downstairs Showeroom
- Upstairs Family Bathroom
- Three Bedrooms
- Low Maintenance Garden
- Off Road Parking

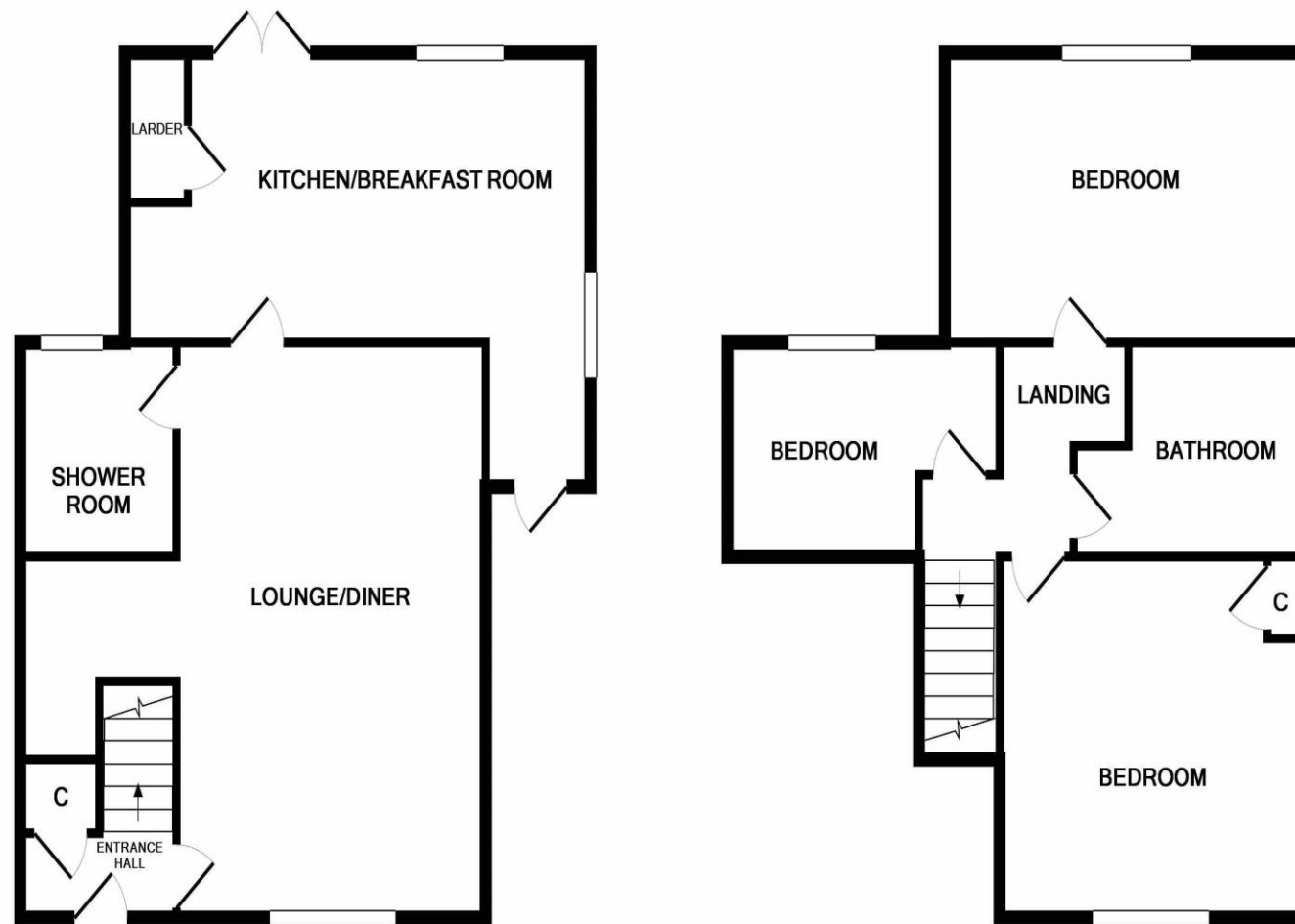
Located in close proximity to local shops, pubs and highly regarded schools and within a short walk of Stoke Park Wood to the north-west of the village (a remnant of the Forest of Bere) lies partly in Fair Oak and partly in the neighbouring parish of Bishopstoke. With many bridlepaths running between the two villages via the woods, it is possible to walk from one village to another without setting foot on any other public highway. Fair Oak takes its name from a tree in the Square which was felled and replaced on 30 February 1843. A fair took place under the tree in June every year until 1918, and local historians believe this provided the tree, and subsequently the village around it, with its name.

To the front of the property there are 3 private parking spaces, with stairs leading to the beautiful front garden which is mainly laid to lawn, with mature planting and shrubs. The property itself has a real wow factor - if you are looking for a quaint historic cottage with practical amenities close at hand then look no further! To the rear there is a cottage garden with a small lawned area, patio area and a delightful summer house. this is a low maintenance space ideal to relax and enjoy those sunny evenings!

This lovely property has all sorts of interesting nooks and crannies to explore! The main reception room is unusually light and bright for a cottage, with a wonderful feature fireplace which is fully operational. The cottage style kitchen which overlooks the garden is spacious and homely, a real cooks kitchen! There is also a downstairs showeroom. Upstairs there are 2 large bedrooms and a third small bedroom, all oozing with charm and character. The family bathroom upstairs features a roll top bath, a perfect place to relax! Please note that the owners have advised us there is a flying freehold with this property and an indemnity policy will be provided on completion to avoid any concern on this area.

- Living Room - 20' 0" x 9' 0" (6.10m x 2.75m)
- Cottage Kitchen - 20' 1" x 14' 1" (6.12m x 4.29m)
- Master Bedroom - 14' 0" x 13' 3" (4.27m x 4.05m)
- Bedroom Two - 13' 7" x 12' 6" (4.14m x 3.80m)
- Bedroom Three - 11' 4" x 6' 8" (3.46m x 2.03m)





GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Charles Carr would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position for you.



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