

Guide Price £430,000 to £450,000

Fair Oak SO50 8DB

GUIDE PRICE £430,000 to £450,000!! This delightful detached is ideal for families, set in a quiet executive cul-de-sac and offering potential to further extend (STC). Presented with four double bedrooms, integral garage and a private garden this will be a home you will be proud to call your own. Call TODAY to book your tour!!

- Detached Family Home
- Two Receptions
- Four Double Bedrooms
- Family Bathroom
- En Suite To Master Bedroom
- Utility Room
- Integral Garage
- Potential to Extend (STC)
- Private Garden

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. The village of Fair Oak consists of widely scattered houses and farms reaching from Crowdhill on the north to Horton Heath on the south. From Crowdhill, part of which is in Fair Oak, a fine view can be gained of the surrounding country, the Itchen valley stretching away to the south-west towards the Solent, and the chalk downs which lie around Winchester sweeping away to the north. This area is well regarded for its popular highly rated schools and attractive countryside on your doorstep.

Set in a quiet cul-de-sac and with open playing fields in front this house shares an access road with a couple of other houses, neighbours who are friendly with one another. Screened by mature hedges the front of the property has a driveway and small garden, leading to an integral garage and the front entrance. Side access leads to the rear of the property which has a large garden, mainly laid to lawn to fenced borders. There is potential to extend here (STC) if required.

The interior of the property is well presented and enjoys a welcoming feel. The front door opens to a spacious and bright hallway, to the left a downstairs WC, straight ahead to a bright kitchen which overlooks the private garden. To the left of the kitchen is a large practical utility room which provides direct access to the garden and a door to garage. To the right hand side is an impressive modern reception with double doors leading to an already extended dining room with doors opening onto the garden. If a larger kitchen is wanted there are numerous option to extend or change the layout internally we would be happy to show you. Upstairs there is an open landing which leads off the four double bedrooms. The Master Suite benefits from fitted wardrobe units and its own en suite. The property is in good condition but offers the possibility to create your own mark.

Reception - 16' 1" x 11' 4" (4.89m x 3.46m)

Dining Room - 15' 4" x 11' 5" (4.67m x 3.47m)

Kitchen/Breakfast Room - 12' 8" maximum x 9' 1" (3.87m maximum x 2.77m)

Utility Room - 8' 3" x 5' 10" (2.51m x 1.77m)

Integral Garage - 16' 0" x 8' 2" (4.87m x 2.50m)

Master Bedroom - 13' 4" excluding En Suite x 10' 8" (4.07m excluding en suite x 3.24m)

Bedroom Two - 11' 5" x 8' 2" (3.48m x 2.48m)

Bedroom Three - 11' 7" x 9' 6" (3.52m x 2.90m)

Bedroom Four - 8' 3" x 7' 9" (2.51m x 2.36m)

Family Bathroom - 9' 6" x 5' 7" (2.89m x 1.69m)



Energy Performance Certificate HM Government

97, Upper Barn Copse, Fair Oak, EASTLEIGH, SO50 8DB
 Dwelling type: Detached house Reference number: 0457-2631-7335-6093-1055
 Date of assessment: 19 July 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 19 July 2017 Total floor area: 104 m²

Use this document to:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	
Over 3 years you could save	£ 741

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 210 over 3 years	You could save £ 741 over 3 years
Heating	£ 1,787 over 3 years	£ 1,437 over 3 years	
Hot Water	£ 480 over 3 years	£ 225 over 3 years	
Totals	£ 2,603	£ 1,872	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
A (91-100)	B (81-90)	C (69-80)	D (55-68)
E (39-54)	F (13-28)	G (1-12)	

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 54	Yes
2 Floor insulation (solid floor)	£4,000 - £5,000	£ 99	Yes
3 Low energy lighting for all fixed outlets	£45	£ 108	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energyguidance or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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GROUND 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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Bitterne (Flagship)
5 West End Road . Southampton . SO18 6TE
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

Bitterne Precinct (Lettings)
367 Bitterne Road . Southampton . SO18 5RR
☎ 023 8083 9280 ✉ lettings@charlescarrproperty.co.uk

Eastleigh (Sales)
23 High Street . Eastleigh . SO50 5LF
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

Woolston (Sales)
5 The Colonnade . Bridge Road . Southampton . SO18 6TE
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Upper Barn Copse

Fair Oak SO50 8DB