



## Boyton House

2 Pembers Farm Avenue, Fair Oak, SO50 7QL

Asking Price £565,000





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Pembers Farm Avenue |

Fair Oak | SO50 7QL

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W&W are delighted to offer for sale this beautifully presented & vastly improved 'Drew Smith' built 'Boyton' designed four double bedroom detached home situated down a private driveway made up of only four homes. The property boasts four double bedrooms, lounge, open plan modern kitchen/dining room, cloakroom, galleried landing, modern main bathroom & modern en-suite shower room to the main bedroom. Outside, the property enjoys an impressively sized garage, landscaped front & rear gardens as well as an oak barn style carport and driveway providing parking for multiple vehicles.

Pembers Farm Avenue is perfectly positioned, close to the heart of Fair Oak village, this home is within walking distance of local amenities, schools, and shops. Excellent transport links include proximity to Eastleigh town centre and mainline railway station, Southampton Airport, and the M27 motorway. The charming villages of Bishops Waltham and Botley are also just a short drive away, offering additional leisure and shopping opportunities







Beautifully presented & vastly improved four double bedroom detached family home

The vendors inform us that this is the only home on the estate built to the 'Boyton' design

Ideally situated on a private driveway made up of only a few houses

Welcoming entrance hall enjoying karndean flooring flowing into the lounge & kitchen/dining room

Spacious lounge with walk in bay window fitted with made to measure shutters to remain

19'2ft Open plan kitchen/dining room with double doors opening out onto the rear garden

Modern kitchen enjoying quarts worktops, large central island & attractive cabinets

Integrated appliances include double oven, induction hob, fridge/freezer & dishwasher

Downstairs cloakroom comprising two piece contemporary suite

Impressively sized galleried landing

Main bedroom with en-suite & made to measure shutters to remain

Modern en-suite shower room comprising three piece white suite, large shower cubicle tray & attractive wall/floor tiling

Three additional double bedrooms all enjoying made to measure shutters

Modern main bathroom comprising three piece white suite & attractive wall/floor tiling

Landscaped rear garden laid to large natural stone paved patio, area laid to lawn with display flowers/shrubbery & bespoke made side gate

22'9ft Garage

Oak barn style carport providing parking for multiple vehicles as well as a driveway in front of the garage

Landscaped frontage laid to shrubbery

The sellers inform us that the estate management charge is not payable currently

The property is of traditional brick build and is connected to mains drainage, water, electrics & gas. The property enjoys gas central heating

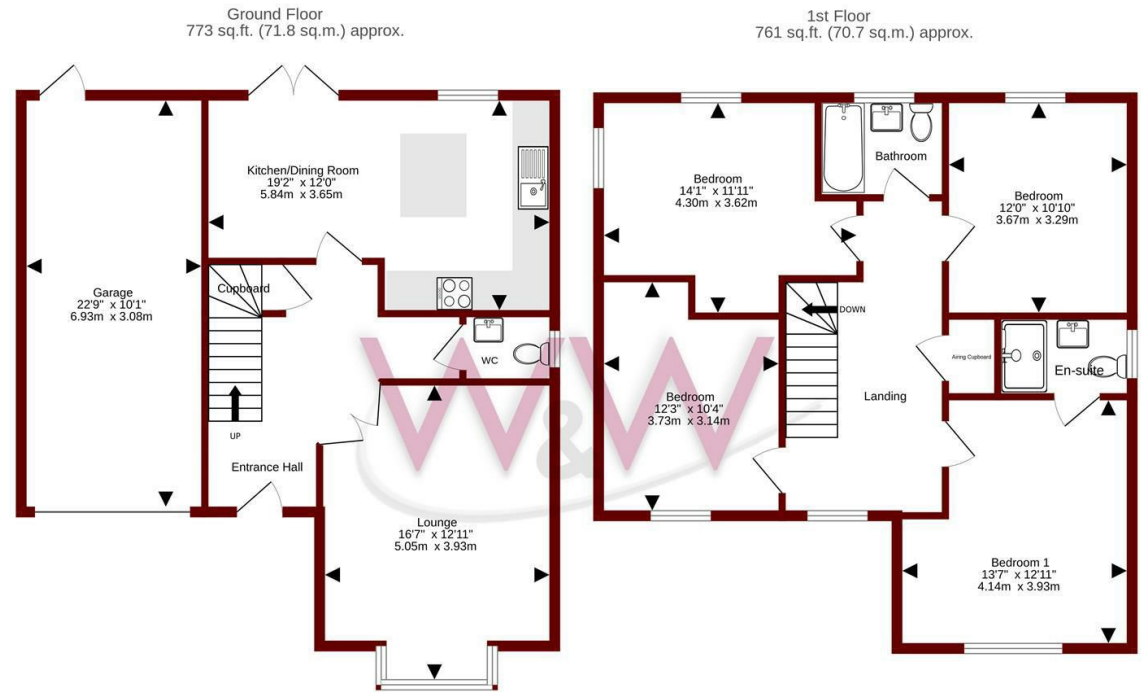
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

AGENTS NOTE - The sellers are able to offer up to £2,000 towards the buyer's legal fees subject to terms and conditions





TOTAL FLOOR AREA: 1534 sq.ft. (142.5 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - F

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

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