



48 Pembers Hill Drive
Fair Oak
SO50 7HN



View to

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Offers in Excess of £525,000

INTRODUCTION

OPEN DAY SATURDAY 13TH MARCH

Set within this thoughtfully designed development by Drew Smith Homes, and with panoramic views across adjacent farmland, this beautifully presented family home comes with the additional benefit of driveway, garage and an attractive rear garden.

The property has been finished to an exceptionally high specification that includes oak doors throughout, fitted internal window shutters and a high quality kitchen, family bathroom and en-suite. Accommodation briefly comprises of a lovely bright sitting room, stunning kitchen dining/family room, utility and cloakroom to the ground floor, with four well proportioned bedrooms, beautifully appointed en-suite and family bathroom on the first floor.

To fully appreciate both the accommodation on offer and the properties location an early viewing truly is a must.



INSIDE

The property is approached via a pathway leading to an oak framed pitched entrance porch from which a double glazed front door then leads directly through to the inviting entrance hall. From the hallway there are stairs leading to the first floor, ceramic tiled flooring, spotlights and a door to one side that leads through to a modern, good size downstairs cloakroom. A further door from the hall then leads through to a lovely light and airy, well proportioned sitting room which has a double glazed window to the front enjoying views over adjacent fields, TV and various power points, with a set of bi-folding doors which then lead directly out onto the patio area.

The heart of the house then has to be the stunning kitchen dining/family room, which again is flooded with light due to an attractive bay window to the side of the room, a further two windows and set of bi-folding doors that also lead out onto the patio area. The kitchen itself is fitted with a matching range of wall and base units with cupboards and drawers under, has a breakfast bar to one side, with a range of built-in appliances that include; a Bosch double oven and gas hob with extractor over, built-in dishwasher, fridge and freezer. The room also has a one and a half bowl German "Franke" sink with swan neck style tap fitting, with the room also benefitting from ceramic tiled flooring, spotlights and complimentary tiling to walls.

A door at one end of the room then leads through to an under stairs cupboard providing useful storage space, with a further door to the side leading through to the utility room, which has a window to the front, fitted worktop, plumbing and space for automatic washing machine and further appliance space.

On the first floor landing there is access to a good size loft



space which has boarding, loft ladder and light, with a door at the end of the landing then leading through to the master bedroom which has double glazed windows to both front and side, again enjoying views over the fields opposite, along with his and hers fitted mirrored wardrobes at one end of the room. A door to one side of the room then leads through to a beautifully appointed en-suite, with suite comprising of a double width shower cubicle, wash hand basin set in vanity unit with cupboards below and low level WC, the room also has a heated towel rail, is fully tiled and has spotlights.

Bedroom two, again a good size double room has double glazed windows to both side and rear, TV point to one wall and spotlights, bedroom three overlooks the rear garden, whilst bedroom four, which is also a double room and is currently being used as a dressing room/office overlooks the front of the property.

The family bathroom is fitted with a modern suite comprising of a panel enclosed bath with shower over, floating wash hand basin set on vanity unit with cupboards below and matching low level WC. The room also has a heated towel rail, is fully tiled and has spotlights.

OUTSIDE

To the front of the house the garden is open plan and laid to lawn, whilst to the side of the property there is a good size brick built garage with gate to the side leading through to an attractive enclosed rear garden, which has a good size patio area leaving the rest of the garden mainly laid to lawn yet well stocked with a variety of flowers and shrubs and garden shed to one side.

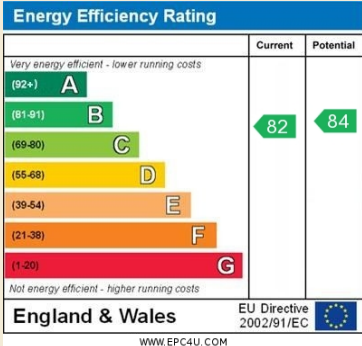


SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX

Eastleigh Borough Council – Band E



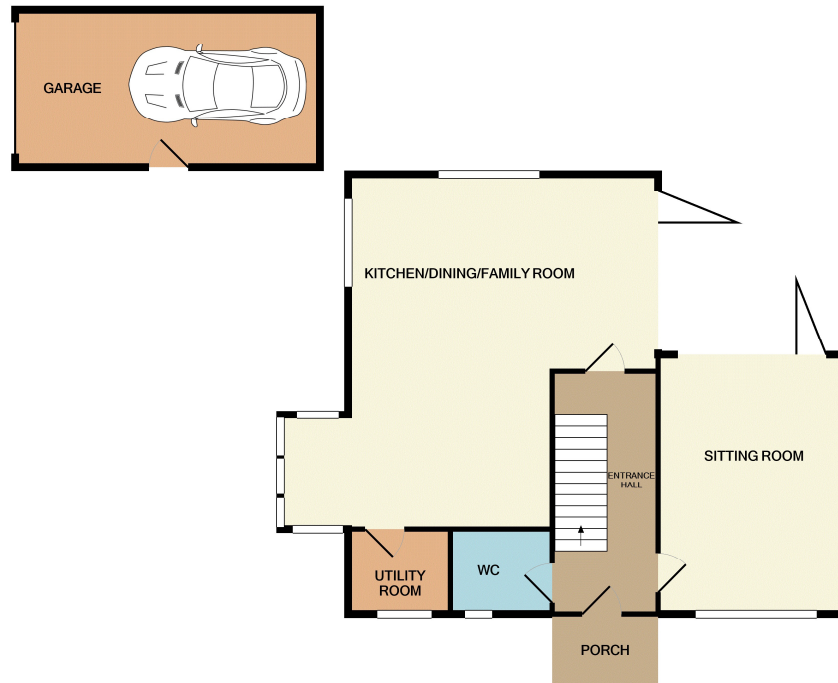
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457 Fair Oak Road, Fair Oak, Southampton, Hampshire, SO50 2AJ

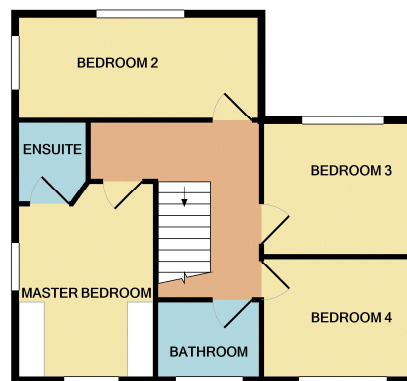
E: fairoak@whiteandguard.com

W: whiteandguard.com

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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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ROOM DIMENSIONS:

SITTING ROOM

19' 1" x 10' 8"

KITCHEN DINING/FAMILY ROOM

22' 5" x 10' 8" (L-Shaped Room)

12' 7" x 17' 1"

BEDROOM ONE

15' 1" x 10' 1"

BEDROOM TWO

13' 9" x 8' 9"

BEDROOM THREE

9' 6" x 9' 3"

BEDROOM FOUR

9' 6" x 9' 5"



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