



Rowe
& Co.

7 Pembers Hill Drive, Fair Oak

Eastleigh

In Excess of £440,000

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Fair Oak, Eastleigh

This immaculate, three-bedroom semi-detached family home has been upgraded throughout and is beautifully positioned on the ever-popular Pembers Hill development on the outskirts of Fair Oak village, just moments away from wooded walks, local countryside and the catchments schools of Fair Oak & Wyvern. Accommodation briefly comprises a large entrance hall, spacious kitchen/dining room, separate living room, cloakroom with internal door leading to the partly converted garage and utility area. On the first floor there is a good size master bedroom with en-suite bathroom, two further bedrooms and a well-appointed bathroom. Outside offers a driveway with off road parking and attractive garden to the rear.

LOCATION

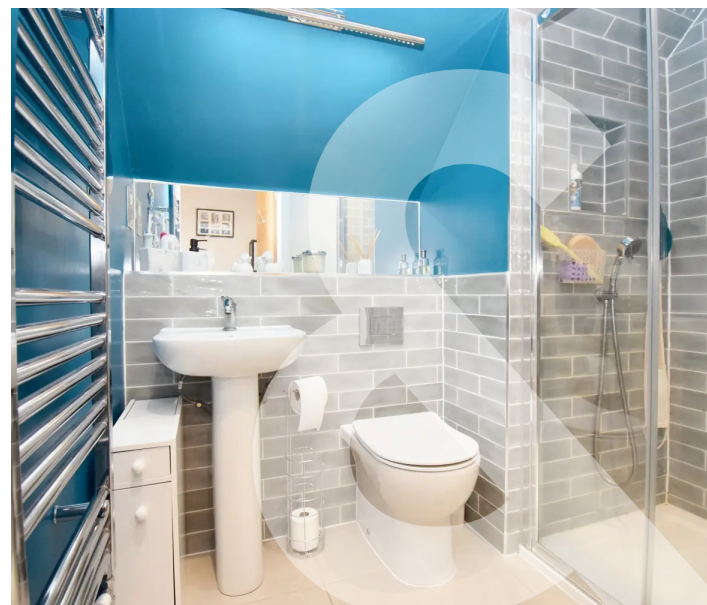
Set within the village of Fair Oak, only a short drive from the historic city of Winchester. Fair Oak is an excellent community which offers many shops, popular restaurants, well-regarded schools and a network of footpaths and bridleways for walking and riding in the surrounding woodlands and countryside. Eastleigh town is only a 10-minute drive with its variety of shops, restaurants, sports facilities and a new cinema and bowling complex. The area enjoys excellent transport links via the M27, M3 and railway networks.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi Detached Family Home
- Three Bedrooms
- Master With En-Suite
- Attractive Garden
- Popular Location



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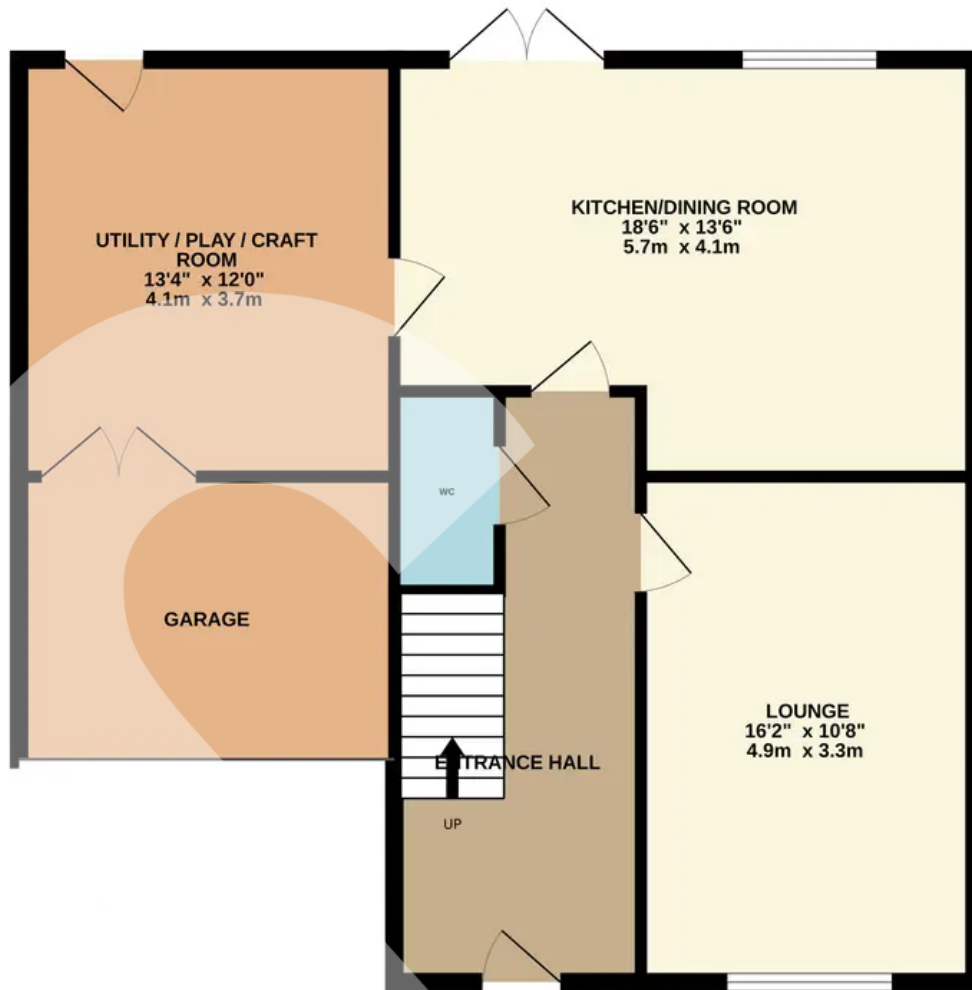
You enter the property into a spacious entrance hall with stairs leading to the first floor and under stairs storage, bespoke tiled flooring, wall paneling and oak doors. To the right a door opens into a spacious lounge which has a window to the front aspect and has been laid to carpet. A further door opens into a bright 18ft kitchen/dining room which has a window to the rear and a set of French doors, there is also a feature 'exposed brick' wall. The kitchen itself has been fitted with a range of wall and base units with complimentary worktops and under lighting, a built-in double oven, gas hob with extractor over, dishwasher and fridge freezer. The room is laid to tile flooring with spotlights. A further door opens into the partly converted garage which offers versatile accommodation and could be used as a crafts room, playroom, office or utility area. Towards the end of the hall a door to the left leads through to the cloakroom. The first-floor landing offers access to the loft space, with doors leading to all accommodation. The master bedroom has a window to the front aspect, with built in wardrobes, an additional storage cupboard and spot lighting. A door to one side of the room leads through to a modern en-suite which features a double walk-in rainfall shower, wall mounted wash hand basin set in vanity and low-level WC. Bedrooms two and three are situated to the rear of the property overlooking the garden and are a good size. The modern family bathroom has been fitted with a bath with shower over and glass screen, wall mounted wash hand basin and low-level WC.

OUTSIDE

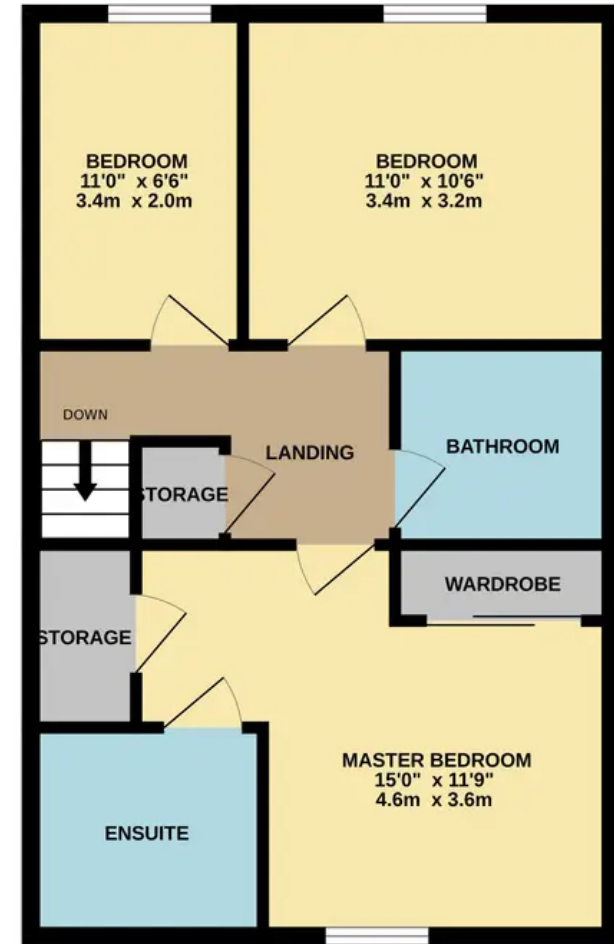
To the front of the property is a block paved driveway providing parking for two and offering access to the garage via up and over door. To the rear is an attractive landscaped garden with paved seating area, decked area to the rear, with the rest mainly laid to lawn and planted with a variety of shrubs. A door to the side of the garage provides pedestrian access to the garden, with two useful timber storage units.



GROUND FLOOR



1ST FLOOR



**REQUEST
VIEWING**

(GOTTA BE QUICK!)



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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