



Rowe  
& Co.

13 Stoke Heights, Fair Oak

Eastleigh

£350,000



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## 13 Stoke Heights

Fair Oak, Eastleigh

This wonderful two-bedroom end of terrace home was purpose built as a three-bedroom house and has been thoughtfully upgraded by the current owner with high quality finishes throughout such as under floor heating, quartz worktops, oak doors, Quooker taps and spotlights. Any future owner could easily revert the home back to a three bed by reinstating a stud wall. The property is conveniently located in a secluded position towards the end of the cul-de-sac. Accommodation to the ground floor comprises an entrance hall, kitchen dining room and lounge. Upstairs features two large bedrooms and a modern shower room. Outside the home benefits a driveway and garage with landscaped rear garden.

### 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: C

Tenure: Freehold

EPC: Ordered

- No Forward Chain
- High Quality Finishes
- Garage & Driveway
- Secluded Rear Garden
- Modern Kitchen / Dining Room





# 13 Stoke Heights

## Fair Oak, Eastleigh

You enter the property into an entrance hall that has been laid to oak flooring with an opening to further rooms and stairs to the first floor. The stunning kitchen / dining room has two windows to the front aspect and has been laid to oak flooring with spotlights and underfloor heating. The kitchen itself is fitted with shaker style wall and base level units with cupboards and drawers under and complimentary quartz worktops with Quooker tap. Fitted appliances include an oven with hob and extractor over, dishwasher, washing machine and fridge. There is a walkway to one side leading to the lounge which also provides access to the under-stair storage via a barn style door. The lounge has a window overlooking the rear and sliding French doors. The room has been laid to oak flooring with underfloor heating with a feature wall mounted fire to one side.

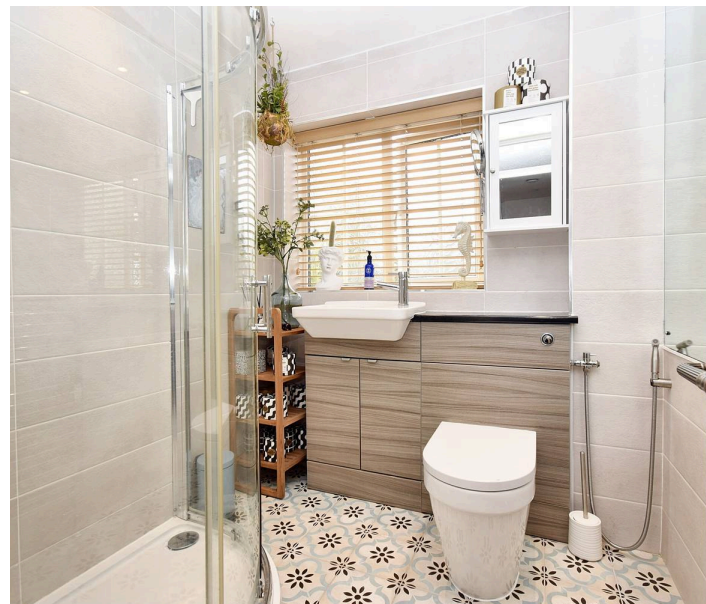
The first-floor landing has been laid to carpet with doors leading to all rooms and access to the loft space. The wonderful master bedroom has two windows to the rear aspect and has been laid to oak flooring with spotlights and a fitted wardrobe to one side. Bedroom two has been laid to Carpet with a window to the front with access to the A/C and a fitted cupboard. Both bedrooms are serviced by the modern shower room which has a window to the front and has been laid to tile flooring with a walk in shower, wash hand basin, W/C and heated towel rail.

### OUTSIDE

To the front of the property is a garage with electric door, multiple power points, lighting and a fitted tumble dryer. The driveway provides off road parking for two vehicles. There is gated pedestrian access to the rear and a wonderful selection of planted shrubbery. The secluded rear garden had been landscaped to provide two paved seating areas with wooden pergola providing useful storage space with the rest mostly laid to lawn with a selection of plants and flowers.

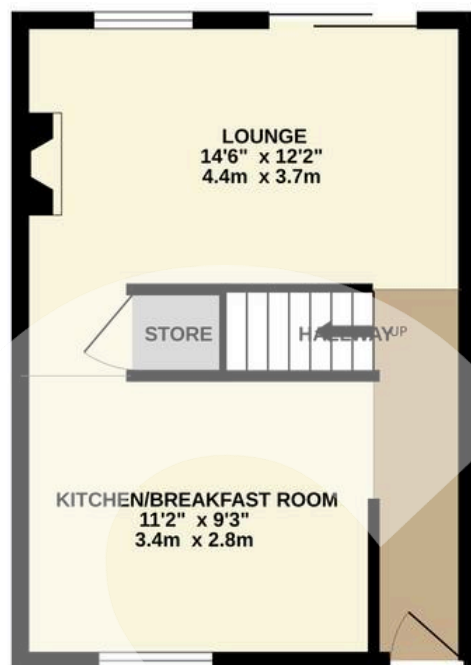


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GROUND FLOOR



1 Rufus Court, 103 Winchester Road  
Chandlers Ford,  
SO53 2GG

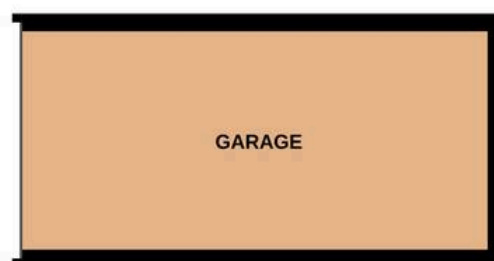
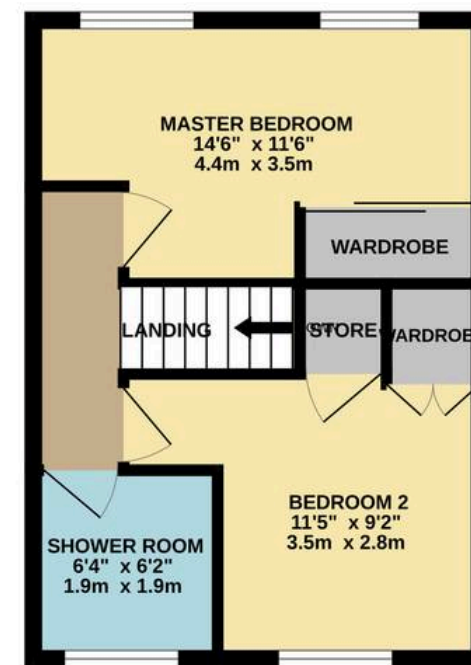


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1ST FLOOR



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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**REQUEST  
VIEWING**

(GOTTA BE QUICK!)

