



**Rowe
& Co.**

5 Bramblegate Botley Road, Fair Oak

Eastleigh

In Excess of **£695,000**



5 Bramblegate Botley Road

Fair Oak, Eastleigh

This exceptional four/five-bedroom family home is tucked away at the end of a popular and sought-after development, conveniently located within close proximity to the village and local schools. Offering an impressive 1,927 sq ft of accommodation, the property stands out for its remarkably large rear garden, which has been significantly extended by the current owners through the acquisition of additional land.

The ground floor features a welcoming entrance hall, a study, a spacious lounge, and a stunning open-plan kitchen, dining, and living area that serves as the heart of the home. There is also a cloakroom and a converted garage, which now functions as a versatile office space. Upstairs, the property offers four generous bedrooms, with en-suite facilities to both the master bedroom and bedroom two. A fifth bedroom is currently used as a walk-in wardrobe for the master suite, providing additional flexibility depending on your needs. Further benefits include a spacious driveway offering ample parking and a beautifully enhanced plot that makes this home ideal for modern family living.



Situated close to the heart of Fair Oak village, this property forms part of the sought-after Pembers Farm development. Within easy walking distance of local schools, shops, and amenities, it also falls within the catchment area for the highly regarded Fair Oak Primary School and Wyvern College (ages 11-16), which benefits from academy status. The charming villages of Bishops Waltham and Botley are just a short drive away, while Eastleigh's bustling town centre and mainline railway station offer excellent transport links.

For commuters, Southampton Airport and the M27 motorway provide convenient access to major destinations including Southampton, Winchester, Chichester, Portsmouth, Guildford, and London.

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You enter the property into a welcoming entrance hall, which provides access to all ground floor rooms, including a W/C, and features stairs leading to the first floor. To one side, a door opens into the study, which has a window overlooking the front aspect. The stunning 19ft kitchen/dining/family room is a true highlight, with dual aspect windows and sliding doors opening onto the rear garden. There is ample space for a large dining table and chairs. The kitchen is fitted with a range of shaker-style wall and base units, complemented by stylish worktops and a central island—ideal for family living and entertaining. The cosy lounge also overlooks the rear garden and features French doors that open out, creating a bright and airy feel. The double garage has been partially converted to include an office/storage room, offering a versatile space that could be used in a variety of ways. Upstairs, the first floor offers four generously sized bedrooms. Both the master bedroom and bedroom two benefit from en-suite facilities. The master also boasts a walk-in wardrobe/dressing room, which was formerly the fifth bedroom. A well-appointed family bathroom completes the upstairs accommodation.

Outside

To the front of the property is a large driveway providing ample parking for multiple vehicles. To one side, gated pedestrian access leads to the rear garden. The real highlight of this home is the exceptionally generous rear garden. It features a paved seating area—perfect for outdoor dining and entertaining—while the remainder is mainly laid to lawn and complemented by a selection of mature trees and well-maintained shrubbery.

- Four / Five Bedrooms
- En-Suite & Dressing Room To Master
- Large Established Rear Garden
- Highly Desirable Location
- Modern Kitchen / Dining Room

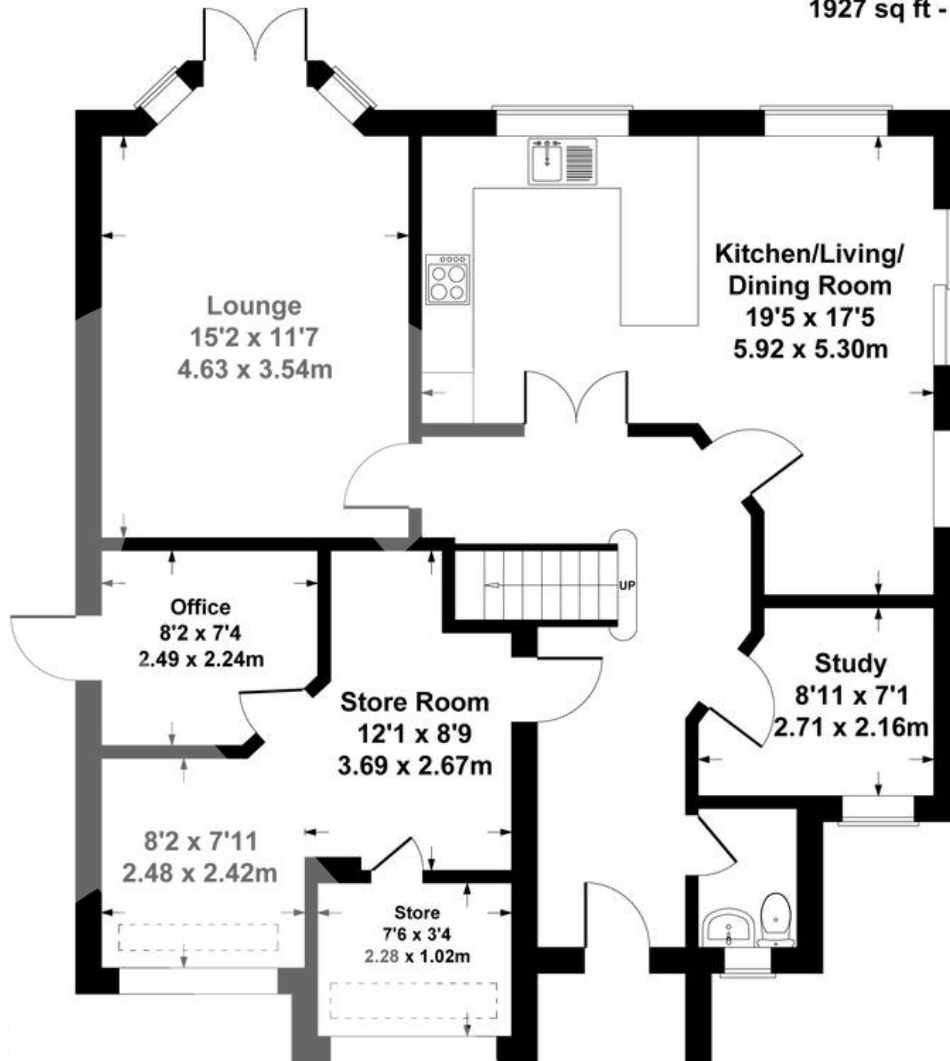


5 Bramblegate

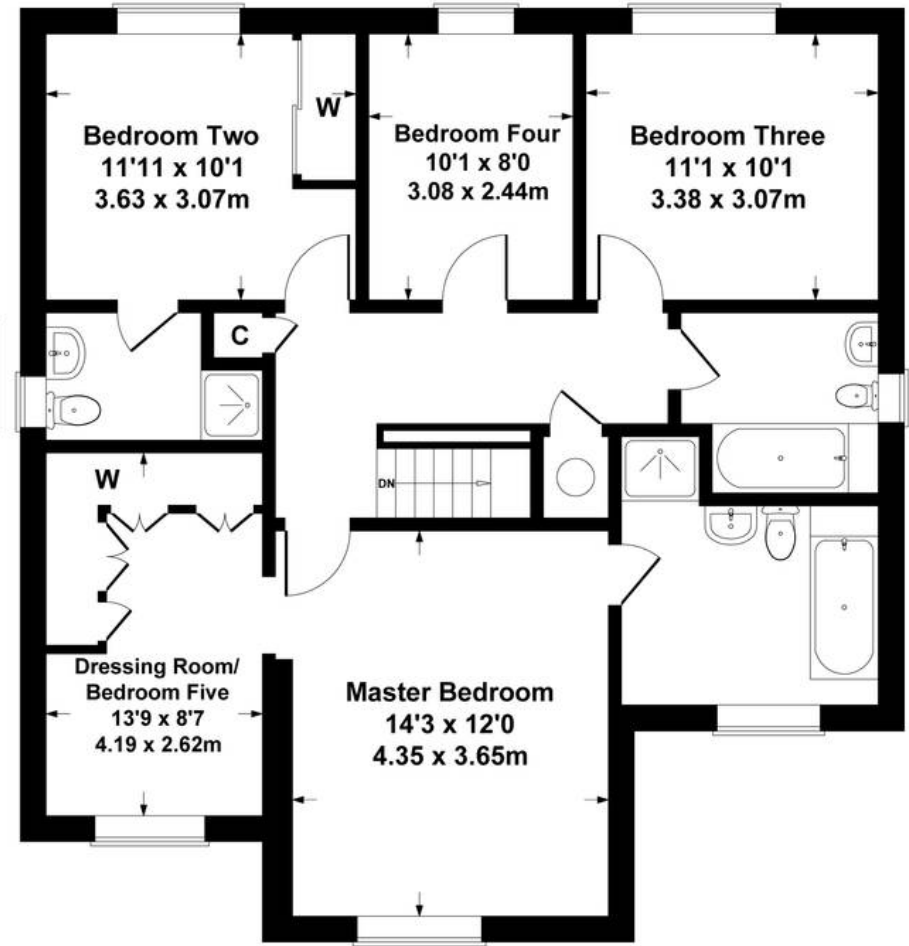
Approximate Gross Internal Area
1927 sq ft - 179 sq m

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GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

