



20 Clementine Way, Fair Oak - SO50 7QG

In Excess of £725,000

WHITE & GUARD



# 20 Clementine Way

## Fair Oak, Eastleigh

With panoramic views across the adjacent woodland, this traditionally designed and thoughtfully extended detached family home allows both space and modern living to work perfectly hand in hand. The property is set at the very end of this select development that was built by Bargate Homes and comes with the additional advantage of a beautiful, fully landscaped rear garden, complete with 23ft covered seating area, making the most of the lovely views. Internally the house has a sitting room, playroom, cloakroom, open plan, yet wonderful Kitchen/breakfast/dining room and utility on the ground floor. On the first floor there are then five bedrooms, including a stunning 19ft master bedroom, two ensuites, dressing room and family bathroom. Due to the fact that a property such as this rarely makes an appearance onto the market and fully appreciate it's great location, an early viewing is certainly a must.

### LOCATION

The property is located just a few minutes from Fair Oak village and is within catchment for Fair Oak's primary schools and only minutes away from Wyvern College which caters for 11-16-year-olds and has academy status. Hedge End's retail park, which includes M&S and Sainsburys, is also nearby, as is Eastleigh's thriving town centre, which offers a broad range of shops and amenities including a mainline train station. Southampton Airport and all main motorway access routes are also within easy reach.

- EASTLEIGH COUNCIL BAND E
- EPC RATING B FREEHOLD
- EBEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING KITCHEN BREAKFAST ROOM
- TWO ENSUITES AND FAMILY BATHROOM
- 19FT MASTER BEDROOM
- LANDSCAPED REAR GARDEN
- DOUBLE GARAGE AND DRIVEWAY







Approached via a pathway and from the covered entrance porch, a double glazed front door takes you through to the, well proportioned entrance hall. From the hall stairs lead to the first floor, there is also an understairs cupboard and door through to a modern cloakroom. The sitting room, which is a lovely bright room, has French doors leading through to the garden as well as full height windows to either side. The playroom, which was originally a dining room, overlooks the front of the house whilst the heart of the house, then has to be the stunning kitchen/breakfast/dining room. Flooded with light due it being triple aspect, the room also has stylish Karndean herringbone style flooring with a set of French doors at one end, again leading out onto the rear patio. The kitchen is fitted with a modern range of wall and base units with Corian worktops that are all centred around a central island with breakfast bar to one side. There are then a range of appliances that include an NEFF electric oven, separate grill/microwave/combo oven, NEFF 5 ring gas hob with extractor over, fridge and freezer, with the room then opening to the dining area with French doors that lead out onto the rear patio. Doors from one end of the dining area lead through to both the garage and utility room. The utility room has a double glazed door through to the garden along with a fitted worktop and various appliance space.

On the first floor there is access to a large loft, with a door leading through to the beautiful master bedroom that is a 19ft room. The room has windows to both front and rear, the rear Velux windows also have built in privacy and blackout blinds and overlook adjacent woodland and has Oak flooring, spotlights with a door to one side to the spacious ensuite. The ensuite has been fitted with a freestanding oval shaped bath, separate shower cubicle, floating wash hand basin, low level WC, heated towel rail and benefiting from having been fitted with stylish Porcelanosa tiling. Bedroom two is a good size double room overlooking the garden, has wash hand basin set in vanity unit, heated towel rail and low level WC. Bedroom's three and four, are both lovely bright double rooms, with bedroom four currently being used as an office with pleasant views to the green area to the side of the house. Bedroom five overlooks the front of the house and again is a lovely light room. The family bathroom has benefitted with a panelled bath with shower above, wash hand basin and WC with a heated towel rail and the room is fully tiled.



## OUTSIDE

Outside, to the front of the property the garden is open plan and lawned with driveway to the side with a PodPoint (electric car charger) and leads up to the double garage that has two up and over doors power and light along with two windows to the rear and an internal door that leads into the dining area/kitchen. The rear garden has been fully landscaped and has two patio areas, is lawned with steps that then lead down to a 23ft covered seating space with connected BBQ area towards the end, with raised borders that are well stocked and selectively planted with a wide variety of owner and shrubs.

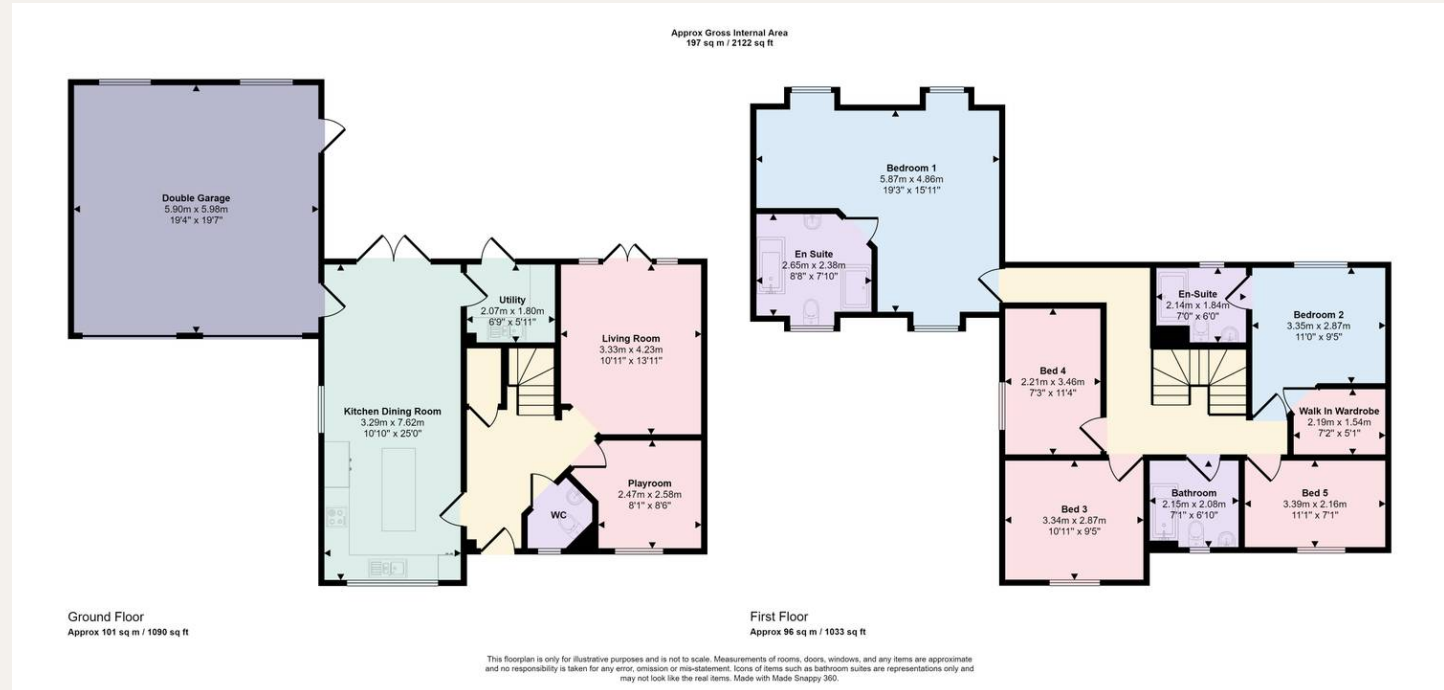
**SERVICES:** Gas, water, electricity and mains drainage are connected.

Please note that none of the services or appliances have been tested by White & Guard.

Broadband ;Ultrafast Full Fibre Broadband Up to 1800 Mbps download speed Up to 120 Mbps upload speed. This is based on information provided by Openreach.

### Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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