



103 Sandy Lane, Fair Oak - SO50 8GF

In Excess of £525,000

WHITE & GUARD

103 Sandy Lane

Fair Oak, Eastleigh

INTRODUCTION

A substantial four / five double bedroom family home located in Fair Oak. Showcasing over 1900 sqft of internal accommodation this highly impressive property is presented in exceptional condition throughout and benefits from having both a double storey side extension and loft conversion. The ground floor provides a seamless layout, which incorporates a lounge, dining room and fitted kitchen as well as a utility room and WC, in addition there is a fifth bedroom / playroom. Across the first and second floors there are three bathrooms which include two en-suites and a notable master bedroom with dressing room. Externally the property has a driveway for approximately three vehicles and a landscaped rear garden.

LOCATION

The property is in the heart of 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 C
- EPC RATNG D
- FREEHOLD
- FOUR/FIVE SEMI DETACHED FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- THREE RECEPTION ROOMS
- TWO ENSUITES AND FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- DRIVEWAY PROVIDING PARKING FOR THREE VEHICLES



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INSIDE

A composite door opens into a well presented entrance hall, which is laid to engineered oak flooring, has a vertical wall radiator and stairs lead to the first floor. An internal oak door to your right hand side leads to the study / playroom which could also be comfortably utilised as a fifth bedroom, the room has double glazed windows to the front and side elevations both with fitted shutter blinds. At the rear of the house is the expansive kitchen dining room, which comprises a good range of white high gloss wall and base units with contrasting oak work surfaces which incorporate an inset five ring gas hob, ceramic sink and drainer and electric oven and grill. There is space and plumbing for a dishwasher and space for an American style fridge freezer. From the kitchen the room extends to a dedicated dining area and in turn a large opening transitions into the living room. The dining area provides a feature log burning fire with tiled hearth and double glazed French doors open to the rear garden, where as the well presented lounge has a curved bay window with fitted shutter blinds. The convenient utility room with adjacent cloakroom provides space and plumbing for a washing machine and tumble dryer with fitted work surface over and a range of fitted wall units.

The first floor landing has a further flight of stairs which ascend to the second floor and oak doors lead to the principal rooms. The impressive master bedroom forms part of the double storey side extension and provides a large double room with double glazed window and fitted shutters to the front aspect and provides plenty of space for freestanding bedroom furniture in addition to the dedicated dressing room. Further to this there is a well presented en-suite shower room with enclosed mains shower, WC, wash hand basin and heated towel rail. Bedrooms three and four, are also well proportioned double rooms providing space for freestanding furniture and the four piece family bathroom completes the first floor accommodation. The second floor landing has a sky light window to the front and an oak door opens into the second bedroom. The well-designed loft conversion has sky light windows to the front and rear, the room provides excellent ceiling height. A door opens to the sizable en-suite which comprises an enclosed shower cubicle, WC, wash hand basin, heated towel rail and an eaves storage cupboard.



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OUTSIDE

Externally and to the front of the property a dropped kerb provides vehicular access to a driveway which is currently laid concrete and crazy paving (Please note our clients have advised us they will be overhauling the driveway which will be re-laid to block paving) and provides parking for a approximately three vehicles. There is a curved, retaining brick wall to one side with a range of mature shrubs and trees. The lovely landscaped rear garden has a patio seating terrace which extends off the back of the house and leads to a well maintained lawn with shrub and plant borders to one side. A garden path leads to the bar (with adjoining workshop) and covered patio seating area. A gate to one side provides pedestrian access to the front of the property.

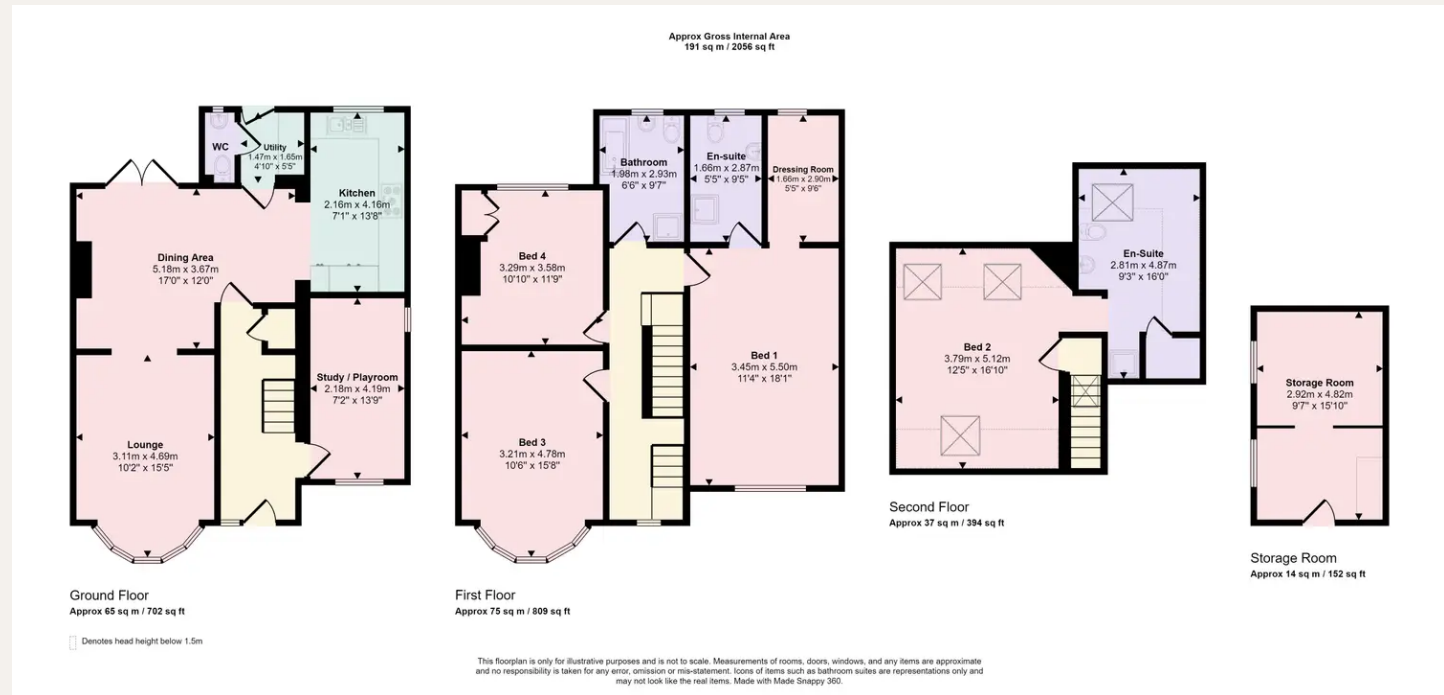
SERVICES:

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

Broadband : Superfast Fibre Broadband 51-79 Mbps download speed 12 - 20 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.



T: 01489 893946

Brook House, Brook Street, Bishops Waltham,
Soutahampton, Hampshire, SO32 1AX

E: bishopswaltham@whiteandguard.com

W: whiteandguard.com

