



44 Pembers Hill Drive, Fair Oak - SO50 7HN

In Excess of £490,000

WHITE & GUARD

# 44 Pembers Hill Drive

## Fair Oak, Eastleigh

A delightful four bedroom detached family home with rural views set in an enviable location within Fair Oak. Originally constructed by Drew Smith Homes, the property offers a high specification and impeccable cosmetic order throughout. The spacious living accommodation includes a lounge with bi-folding doors, a striking open plan kitchen dining family room with a further set of bi-folding doors, a separate utility room and WC. Across the first floor are four well proportioned bedrooms, en-suite to the master and separate family bathroom. Externally the house offers a private rear garden, garage and driveway.

### LOCATION

The property is located close to Fair Oak village and is within walking distance of local schools, shops and amenities, it is also within catchment for Fair Oak Primary school and Wyvern College for 11-16-year-olds which has academy status. The pretty neighbouring villages of Bishops Waltham and Botley are just a short drive away. Eastleigh and its thriving town centre with mainline railway station are a short drive away, as is Southampton Airport, and the M27 motorway providing access to all routes including Southampton, Winchester, Chichester, Portsmouth, Guildford and London.

- COUNCIL TAX BAND E
- EPC RATING B
- FREEHOLD
- SET IN A SECLUDED LOCATION WITH RURAL VIEWS
- DETACHED FOUR BEDROOM FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- ENSUITE TO MASTER BEDROOM
- PRIVATE REAR GARDEN
- DRIVEWAY AND GARAGE



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## INSIDE

An oak framed porch set at the front of the house, really sets the tone for this lovely home. A glazed composite front door opens into a welcoming and well-presented entrance hall which is laid to ceramic tiled flooring, stairs lead to the first floor and internal oak doors lead to the principal ground floor accommodation. The lounge provides a dual aspect with delightful rural views from the front window and bi-folding doors to the rear open onto the garden. The home showcases a stunning kitchen dining room which boasts a "Leicht" bespoke fitted kitchen, which comprises a range of wall and base level work units with complimentary work surfaces over that incorporate an inset composite "Franke" sink and tap, "Bosch" gas hob with "Bosch" ceiling mounted extractor and also provides a breakfast bar seating area. Further to this, the fully fitted kitchen offers additional "Bosch" appliances which include an electric oven and grill, fridge freezer and dishwasher. Laid to ceramic tiled flooring the expansive room extends to a dedicated dining area which showcases a feature box bay window to one side and bi-folding doors open onto the patio terrace. An oak door from the kitchen opens into the utility room, which has a fitted work surface and allows for space and plumbing for a washing machine and tumble dryer under. Completing the ground floor is the cloakroom which has a WC, wash hand basin and has attractive tiling to the principal areas.

The first floor landing gives access to the loft space and oak doors lead to all bedrooms. The dual aspect master bedroom, set at the front of the property benefits from having fitted wardrobes and elevated rural views to the front. The master bedroom boasts a well presented en-suite shower room which is complete with high specification sanitary wear from "Saneux", "Vado" taps and "Grohe" shower fittings. Bedroom two is an excellent size double room which allows ample space for freestanding bedroom furniture. Bedrooms three and four are also well proportioned rooms perfectly suited to family living. The bathroom suite also offering the same specification as the en-suite provides a panel enclosed bath with shower over, WC, wash hand basin and heated towel rail.



## OUTSIDE

Occupying a corner position the house offers well stocked borders to the front and side elevations and a dropped kerb provides vehicular access to the driveway and garage. The rear garden is enclosed via a brick wall which provides a good degree of privacy, is laid to a combination of lawn and patio. A garden gate provides side pedestrian access and a door leads into the garage. Outside there is automatic sensor lighting and an outside tap.

## SERVICES:

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

Agents Note: Having been constructed in 2017 the property benefits from the remaining three and half years of a the LABC New Homes Warranty.

Maintenance charge is £320.00 per annum.

## 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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