



27 Pembers Farm Avenue, Fair Oak - SO50 7QL
£419,950

WHITE & GUARD

27 Pembers Farm Avenue

Fair Oak, Eastleigh

INTRODUCTION

Located in the highly sought-after Pembers Hill development, this stunning three-bedroom semi-detached family home epitomizes modern living. Built in 2021 by Drew Smith, the property is finished to an impeccable standard throughout. The ground floor features a welcoming entrance hall, lounge, and a beautiful kitchen/dining room with two sets of French doors leading to the garden, as well as a convenient cloakroom. The first floor offers two generously sized bedrooms and a contemporary family bathroom. The second floor is dedicated to a stylish master suite, complete with a dressing area and en-suite, creating a serene retreat. Externally, the property benefits from a driveway with ample off-road parking, a detached garage, and fitted solar panels. The west-facing rear garden has been thoughtfully landscaped, featuring an artificial lawn and a well-maintained patio, perfect for relaxing or entertaining in the sunshine. To fully appreciate the property's prime location and the quality of accommodation on offer, an early viewing is highly recommended.

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 with Eastleigh and its thriving town centre and mainline railway station just a short drive away. Southampton Airport, and the M27 motorway provide access to all commuter routes including Southampton, Winchester, Chichester, Portsmouth, Guildford and London.

- EASTLEIGH COUNCIL TAX BAND D
- EPC RATING B - FREEHOLD





INSIDE

Upon entering the property, you are greeted by a bright and airy entrance hall featuring spotlights, understairs storage, and stairs leading to the first floor. Doors provide access to all principal rooms. To the right, the spacious lounge benefits from a front-facing window, ample space for freestanding furniture, and multiple TV and power points. The room is laid to carpet, creating a warm and comfortable atmosphere.

At the end of the hallway, a door leads into the stunning kitchen/dining room, which is the heart of the home. This space boasts two sets of French doors that open onto the garden, flooding the area with natural light. The kitchen is fitted with a range of modern appliances, including an integrated double oven, gas hob with extractor, fridge freezer, and dishwasher, offering both style and functionality. Adjacent to the kitchen, the cloakroom features a side-aspect window and is fitted with a wall-mounted wash hand basin set in a vanity unit, along with a WC.

First Floor

The first floor comprises two generously sized bedrooms, a well-appointed family bathroom, and a landing area with access to a storage cupboard and stairs leading to the second floor. Windows on both staircases provide an abundance of natural light, while the landing is laid to carpet. Bedroom two is a spacious double room with a rear-facing window overlooking the garden. The modern family bathroom includes a panel-enclosed bath with a shower over, a wash hand basin set in a vanity unit, a WC, and a heated towel rail, all complemented by a sleek and contemporary design.

Second Floor

The second floor is dedicated to a luxurious master suite. The sleeping area is spacious and features a front-facing window, carpeted flooring, and ample space for freestanding furniture. A walk-in dressing room adds a touch of luxury and convenience. The en-suite shower room is beautifully finished, offering a modern shower enclosure, a wash hand basin set in a vanity unit, a low-level WC, a heated towel rail, and spotlights, creating a perfect retreat.



OUTSIDE

The property is ideally located close to the local recreational park and offers a tandem, block-paved driveway to the side, providing ample off-road parking for several vehicles. In addition, there is a detached garage with an up-and-over door, power, and lighting. A side door to the garage provides direct access into the rear garden. The west-facing rear garden is beautifully designed, featuring a patio seating area, perfect for relaxing and enjoying the sunshine. The rest of the garden is primarily laid to artificial lawn, ensuring a low-maintenance and lush green space year-round. Additionally, there is a private paved entertainment area accessed via two French doors from the kitchen/dining room, ideal for outdoor dining or entertaining guests. The property is also fitted with solar panels, which help reduce energy costs and enhance the home's overall efficiency.

Services:

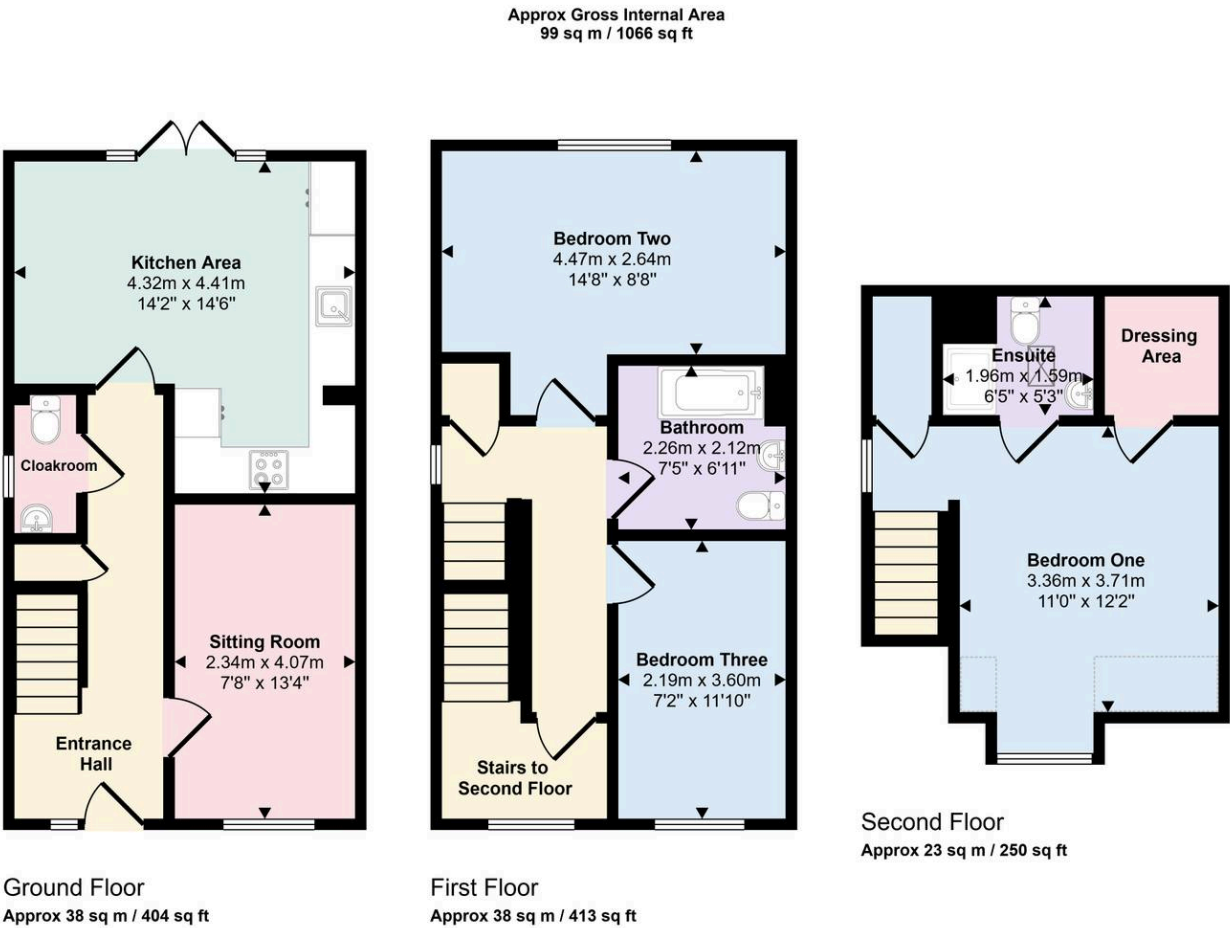
Gas, water, electricity, and mains drainage are connected. Please note, none of the services or appliances have been tested by White & Guard.

Broadband - Ultrafast Full Fibre Broadband with download speeds up to 1800 Mbps and upload speeds up to 120 Mbps (based on information from Openreach).

Service charge - £85 per half a year

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.



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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