



Valhalla Winchester Road, Fair Oak - SO50 7GQ

In Excess of £400,000

WHITE & GUARD



# Valhalla Winchester Road

## Fair Oak, Eastleigh

This spacious, detached bungalow offers a wonderful opportunity to both modernise and extend (subject to relevant planning). The property is situated in the highly sought after location of Fair Oak, close to local schools, shops and amenities. Accommodation briefly comprises a spacious entrance hall, good-size sitting room, kitchen, conservatory room, two bedrooms, a dressing area (was the third bedroom) and a modern shower room. Outside offers a large driveway providing off road parking, car port, garage, front and rear gardens. A wonderful opportunity for the right buyer.

### LOCATION

The property is situated close to Fair Oak village centre which has a range of local shops, pubs, post office and chemist. Fair Oak is also conveniently situated close to neighbouring Botley which has a mainline railway station, as does Eastleigh which is only minutes away and offers a broad range of shops and amenities, with Southampton Airport and all main motorway access routes also being easily accessible.

- EASTLEIGH COUNCIL BAND D
- EPC RATING D
- FREEHOLD
- TWO BEDROOM DETACHED BUNGALOW
- SCOPE FOR MODERNISATION / DEVELOPMENT SUBJECT TO PLANNING
- SPACIOUS SITTING ROOM
- LARGE DRIVEWAY
- CAR PORT & GARAGE
- FRONT AND REAR GARDENS







## INSIDE

The property is approached via the large driveway leading to the enclosed front porch, ideal for cloaks and shoes with a further door which opens into a spacious hallway. The good size sitting room, is situated to the front of the property and is a lovely dual aspect room, with large window to the front and smaller to the side aspect, there is a feature gas replace with surround and further radiator to one wall with the room being laid to carpet. The kitchen room has windows to both the rear and side, with an door leading to a modern double glazed conservatory. The kitchen itself has been fitted with a range of wall and base level units with complimentary work surfaces and space for freestanding appliances. The master bedroom has a large window to the front aspect and is a good size double room with space for freestanding furniture and fitted wardrobes. Bedrooms two and three are combined but could be separated again. The shower has been re-fitted with a walk-in shower, wash hand basin and low level WC, with complementary tiling. The conservatory has patio doors to the rear and a side door to a covered leaned with access to the carport.

## OUTSIDE

The property is situated on a good size overall plot with a large front garden which is mainly laid to lawn with a low boundary wall. There is a good size driveway providing off road parking for several vehicles and leading to the garage through a carport with barn style doors, there is also pedestrian side access to the garden. The attractive rear garden is well established with a neat lawn and hedge borders providing a good deal of privacy. There is a garden shed.





## 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 : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

**T: 023 8202 2199**

457 Fair Oak Road, Fair Oak,  
Southampton, Hampshire, SO50 2AJ  
E: [fair oak@whiteandguard.com](mailto:fair oak@whiteandguard.com)  
W: [whiteandguard.com](http://whiteandguard.com)

## 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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**PRS** Property Redress Scheme

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TOTAL FLOOR AREA : 1398 sq.ft. (129.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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