



2 Allington Manor Barns Allington Lane, Fair Oak - SO50 7DE  
£895,000

WHITE & GUARD



# 2 Allington Manor Barns, Allington Lane

Fair Oak, Eastleigh

## INTRODUCTION

Offered with no forward chain is this stunning and beautifully presented barn conversion that offers just under 3,000 sq ft of accommodation and set along a quiet lane. On the ground floor accommodation briefly comprises of a family/garden room, four double bedrooms, two of which are ensuite, a modern family bathroom and separate utility room. On the first floor there is then a stunning 30ft open plan sitting/dining/family room and 23ft kitchen/breakfast room, cloakroom and small mezzanine floor providing useful storage space. Additional benefits include attractive gardens, a pretty pond to the front, car port and oak framed garage with well-cared for communal areas. To fully appreciate both the accommodation on offer and the property's location an early viewing truly is a must.

## LOCATION

The property is located within catchment for Fair Oak Primary School and Wyvern College which caters for 11-16 year olds and has academy status. Hedge End and its retail park that include M&S and Sainsburys is also nearby, as is Eastleigh and its thriving centre, broad range of shops and amenities and mainline railway station. Southampton Airport is a stones throw away and all main motorway access routes are also within easy reach

- EPC RATING C - FREEHOLD
- EASTLEIGH COUNCIL TAX BAND G







## INSIDE

The property is approached via a pathway leading through to a spacious entrance hall through to an inner hallway from which doors lead through to a light and airy family/garden room with full height windows and French doors leading out onto the rear patio area.

The master bedroom, which is also on the ground floor has a window overlooking the front of the property with a range of fitted wardrobes leading through to a beautifully appointed en-suite bathroom which has been fitted with a modern suite comprising a double 'his and hers' wash hand basin set on an oak vanity unit, panel enclosed bath, WC and double width shower cubicle with the room also benefitting from 'travertine' flooring, underfloor heating and spotlights.

Bedroom two also has full height windows overlooking the front of the property and a door to one side of the room leading to a modern en-suite shower room. Bedroom three and four overlook the front & rear of the property. The family bathroom, which again has been fitted with a modern suite comprises of a panel enclosed jacuzzi bath, matching wash hand basin and WC with the room also benefitting from 'travertine' tiled flooring and underfloor heating. A useful utility room completes the accommodation on the ground floor.



On the first floor there is then a stunning 30ft sitting/dining room/family room with a vaulted ceiling. The kitchen/breakfast room has a window to the front and two Velux windows to the rear and is fitted to an exceptionally high standard.

## OUTSIDE

To the front of the property there is a pretty pond with lawned front garden and a pathway leading to the front door. To the rear of the house there is a good size paved patio area ideal for entertaining with steps leading up to the garden which is laid to lawn with hedgerow borders. The property also benefits from an oak framed car port and an adjoining garage with parking for two vehicles.

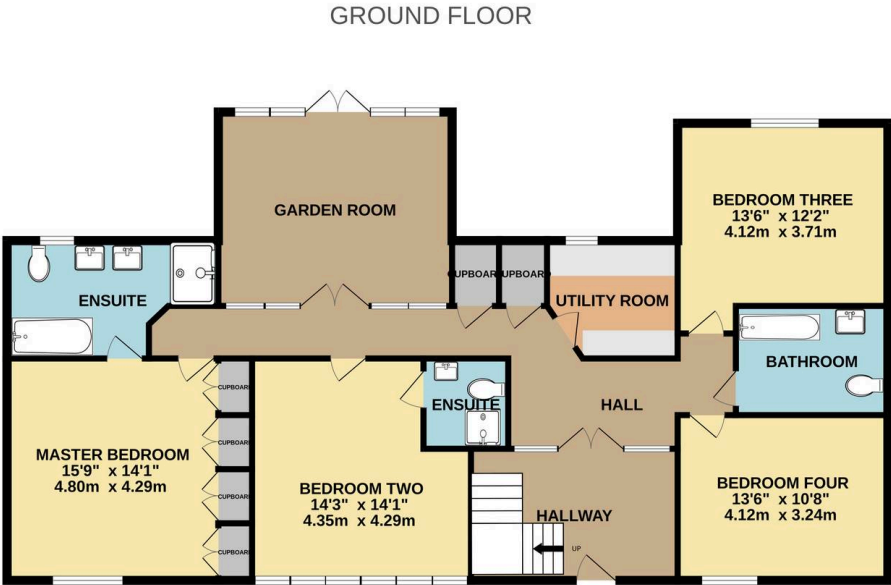
SERVICES:

Water and electricity. There is a private supply of oil via a tank.  
Biomass drainage. Please note that none of the services or  
appliances have been tested by White & Guard.

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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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