



50 Upper Barn Copse, Fair Oak - SO50 8DD  
£425,000

WHITE & GUARD



# 50 Upper Barn Copse

## Fair Oak, Eastleigh

A well proportioned and beautifully presented detached family home situated within this popular development within the heart of Fair Oak. As well as being exceptionally well presented throughout and having a light and airy feel, the layout certainly offers any family a degree of space as well as the benefit of a lovely private, mature garden. On the ground floor the house has a sitting room enjoying views over the garden, separate dining room, conservatory, modern, rather stylish kitchen, utility and cloakroom. Whilst on the first floor there are then three good size bedrooms, the master of which is ensuite and large family bathroom. With a driveway to the front providing ample off road parking and everything that this lovely family home has to offer, an early viewing is truly a must.

### LOCATION

Located close to Fair Oak village and within walking distance of local schools, shops and amenities, the property 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 a stones throw away with many lovely shops and beautiful walks. Eastleigh and its thriving town centre with mainline railway station is 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.

- EASTLEIGH COUNCIL BAND D
- EPC RATING D
- FREEHOLD
- THREE BEDROOM DETACHED HOME
- CONSERVATORY
- ENSUITE TO THE MASTER BEDROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- MATURE REAR GARDEN







## INSIDE

The house is approached via a pathway that leads up to an attractive leaded double glazed front door with patterned glass. The entrance hall then has Oak flooring which continues throughout the main part of the ground floor, with a door at one through to a modern cloakroom. The kitchen is fitted with a modern range of wall and base units and also has a range of fitted appliances including an electric oven and induction hob with extractor over, dishwasher and fridge. The room also has spotlights and complimentary tiling in addition to ceramic floor tiles. There is then a large utility room that was formerly the garage, in part and has a range of fitted wall and base units as well as plumbing and space for an automatic washing machine and further appliance space. The sitting room, which is a lovely bright room, has a window that enjoys views over the rear garden with the main focal point of the room then being the stylish, modern, electric re to one wall. The dining room, which is a well a well proportioned room has a staircase to one side leading to the first floor and a set of sliding doors at one end that lead through to the conservatory. The conservatory is a half based UPVC room and has a ceiling fan, exposed brickwork to one wall along with French doors that lead through out onto the rear patio.

From the first floor landing doors then lead through to the master bedroom that has a window overlooking the rear garden, a TV point to one wall and door to one side that leads into the ensuite, which has a fitted shower, wash hand basin set into a vanity unit and cupboards below and low level WC, along with a heated towel rail and complimentary tiling. Bedroom two, also a double room overlooks the garden to the rear whilst bedroom three overlooks the front and has a fitted cupboard to one corner of the room. A large family bathroom with modern suite comprising a panel enclosed bath with shower over, wash hand basin set in a vanity unit, airing cupboard and low level WC then completes the first floor accommodation.



OUTSIDE

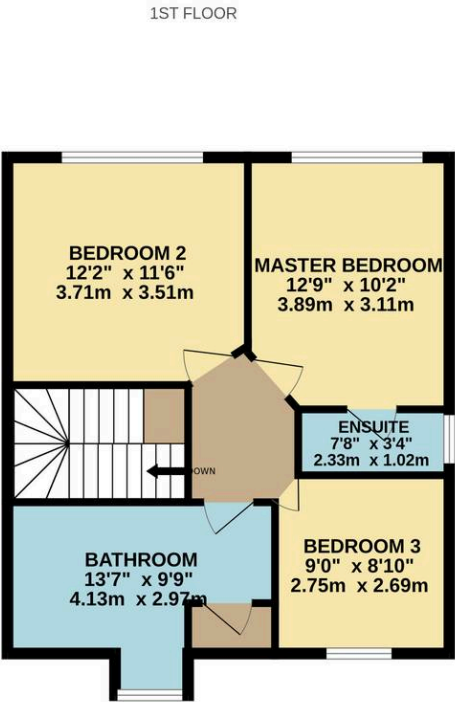
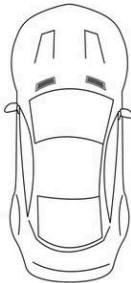
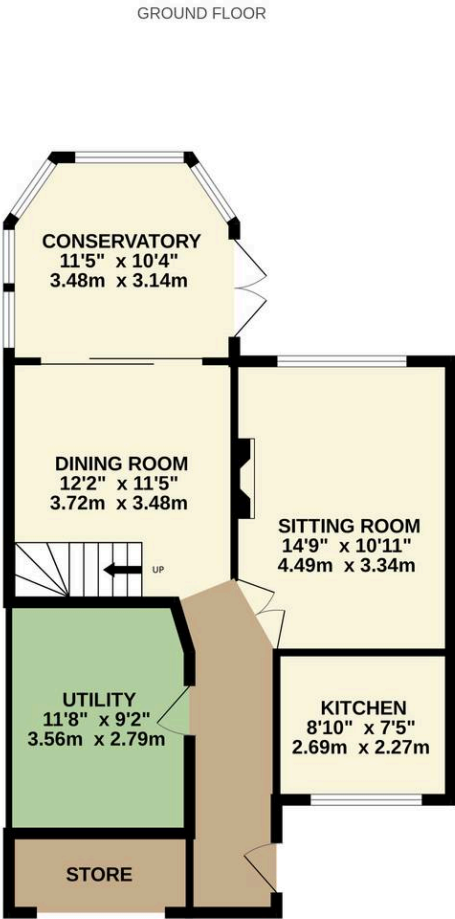
To the front of the house the garden is mainly lawned with hedgerow border to one side leading up to what was originally the garage but has since been reduced, due adding the spacious utility room, into a useful space the owners use as a store for garden tools. There is then an attractive rear garden that has a patio area leaving the garden mainly lawned yet planted with a variety of mature trees and shrubs. There is then a smaller seating area towards the end of the garden that makes the most of the shade on those long summer days or early evenings.

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 27-45 Mbps download speed 6.8 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: 023 8202 2199  
457 Fair Oak Road, Fair Oak,  
Southampton, Hampshire, SO50 2AJ  
E: fair oak@whiteandguard.com  
W: whiteandguard.com

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.  
Made with Metropix ©2024