



1 Samuel Jarvis Avenue, Fair Oak - SO50 7QN
£400,000

WHITE & GUARD

1 Samuel Jarvis Avenue

Fair Oak, Eastleigh

This beautifully presented three-bedroom link-detached townhouse offers contemporary living across three thoughtfully designed floors. Combining modern style with practical features, it provides a spacious and adaptable environment perfect for modern family life. The south-facing garden, landscaped with artificial grass and a rear decking area, is ideal for outdoor entertaining and enjoys abundant sunlight throughout the day. With three well-proportioned bedrooms, including a luxurious master suite with an en-suite shower room and walk-in dressing room, as well as a stylish family bathroom, early viewing is highly recommended to fully appreciate this exceptional home and its prime location.

LOCATION

Located near Fair Oak village, the property is within walking distance of local schools, shops, and amenities. It falls within the catchment area for Fair Oak Primary School and Wyvern College (ages 11-16). The nearby villages of Bishops Waltham and Botley are a short drive away, while Eastleigh town centre, Southampton Airport, and the M27 motorway provide excellent transport links to Southampton, Winchester, Chichester, Portsmouth, Guildford, and London.

- EASTLEIGH COUNCIL BAND D
- EPC RATING B
- FREEHOLD
- SOUTH FACING REAR GARDEN
- WITHIN FAIR OAK INFANT & JUNIOR SCHOOL CATCHMENT AREA
- DRIVEWAY PARKING
- EV CHARGING POINT AND SOLAR PANELS
- ENSUITE AND WALK IN DRESSING ROOM





INSIDE

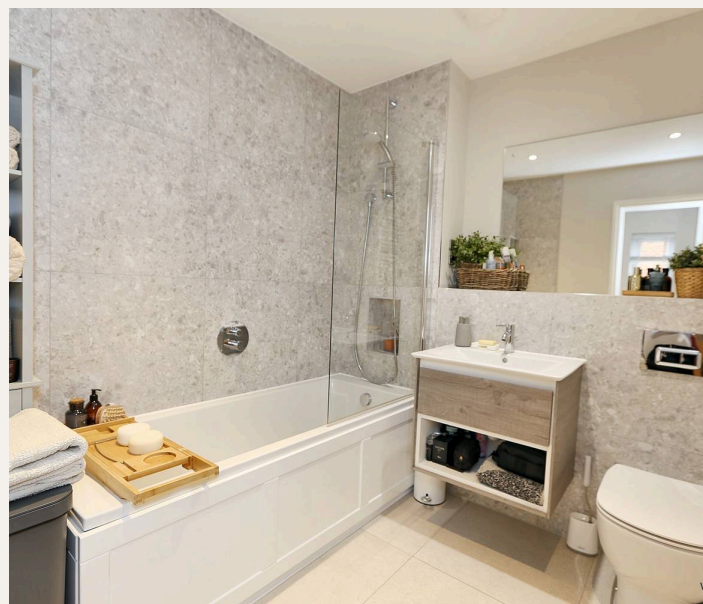
Upon entering the ground floor, you are greeted by a cosy lounge at the front of the property—a perfect space to unwind. At the rear, the open-plan kitchen and dining area serves as the heart of the home, ideal for family meals and entertaining guests. The kitchen is equipped with modern fittings, generous worktop space, stylish flooring, wall-mounted units, and integrated appliances, including an oven and hob, fridge/freezer, washing machine, and dishwasher. There is also space for additional free-standing appliances. French doors from the dining area open directly onto the rear garden, seamlessly blending indoor and outdoor living. A convenient ground-floor WC completes this level.

The first-floor features two bright and airy bedrooms, both generously sized, which share a sleek, three-piece family bathroom. The entire top floor is dedicated to the main bedroom suite, offering a private and serene retreat. This spacious room includes an en-suite shower room and an impressive walk-in dressing room, providing ample storage for clothing and personal belongings.

Modern conveniences include gas central heating controlled by Dual Climate Hive Thermostats, allowing independent temperature management for each floor. The property also benefits from double glazing throughout and energy-efficient solar panels, enhancing both comfort and sustainability.

Outside,

the south-facing garden features a paved patio, ideal for outdoor dining and enjoying the sunshine. To the front, a private driveway offers convenient off-road parking along with an EV charging point. Set within a desirable and well-maintained residential development in the sought-after Fair Oak area, this home seamlessly combines modern living with a welcoming community atmosphere.



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 : Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

Estate Maintenance Charge: £164.36 per annum

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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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