



51 Goater Way, Fair Oak - SO50 7HT  
£440,000

WHITE & GUARD



# 51 Goater Way

## Fair Oak, Eastleigh

Situated on a peaceful corner plot within a cul-de-sac in Fair Oak, this beautifully presented three-bedroom detached home offers a harmonious blend of modern living, spacious interiors, and a sought-after location.

Boasting a detached garage, a private driveway with side access, and well-proportioned rooms, this home is designed for both comfort and convenience. The main bedroom benefits from a stylish en-suite and breathtaking views of the surrounding farmland, adding to the property's charm. Ideal for families or professionals seeking a tranquil retreat with easy access to local amenities, this home presents a fantastic opportunity. Early viewing is highly recommended to fully appreciate the space, quality, and prime location this property has to offer.

### LOCATION

Nestled in a secluded crescent, this home enjoys a quiet and sought-after position within the development, just a short walk from the village square. The property falls within the catchment area for Fair Oak Primary School and Wyvern College, an academy catering for 11-16-year-olds. The location offers excellent transport links, with Eastleigh train station, Southampton Airport, and major motorway connections all within easy reach. Additionally, Hedge End Retail Park, featuring stores such as M&S and Sainsbury's, as well as the thriving town centres of Winchester and Eastleigh, are just a 15-minute drive away.

- EASTLEIGH COUNCIL BAND D
- EPC RATING B
- FREEHOLD
- THREE BEDROOM SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- KITCHEN DINING ROOM
- ENSUITE TO MASTER BEDROOM
- ENCLOSED REAR GARDEN
- DETACHED GARAGE AND DRIVEWAY







## INSIDE

Upon entering the property, you are welcomed by a bright and inviting entrance hall. The spacious lounge features French doors that open into the garden, filling the room with natural light. The well-appointed kitchen/dining room is fitted with a range of integrated appliances and sleek base units with stylish work surfaces. It includes an induction hob and oven, creating a modern and functional cooking space. To the rear, there is a utility room with access to the driveway, as well as a convenient WC.

The first floor boasts a spacious landing with access to the loft and an airing cupboard. The master bedroom enjoys stunning views of the farmlands and benefits from an en-suite featuring a walk-in shower, wash hand basin, and WC. The two additional bedrooms are both generously sized, offering ample space for freestanding furniture and wardrobes. Completing the accommodation, the modern family bathroom is fitted with a three-piece suite, including a bath, wash hand basin, and WC.

## OUTSIDE

To the side of the property, a private driveway provides off-road parking for two vehicles and leads to a detached garage, offering additional storage or parking space. A gated side entrance allows convenient access to the rear garden.

The enclosed rear garden benefits from a spacious paved seating area provides the perfect spot for outdoor dining, entertaining, or simply relaxing. The garden is laid to lawn, offering ample space for children to play or for garden enthusiasts to enjoy.



## SERVICES:

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

The estate charge £321.51 PA – 2025.

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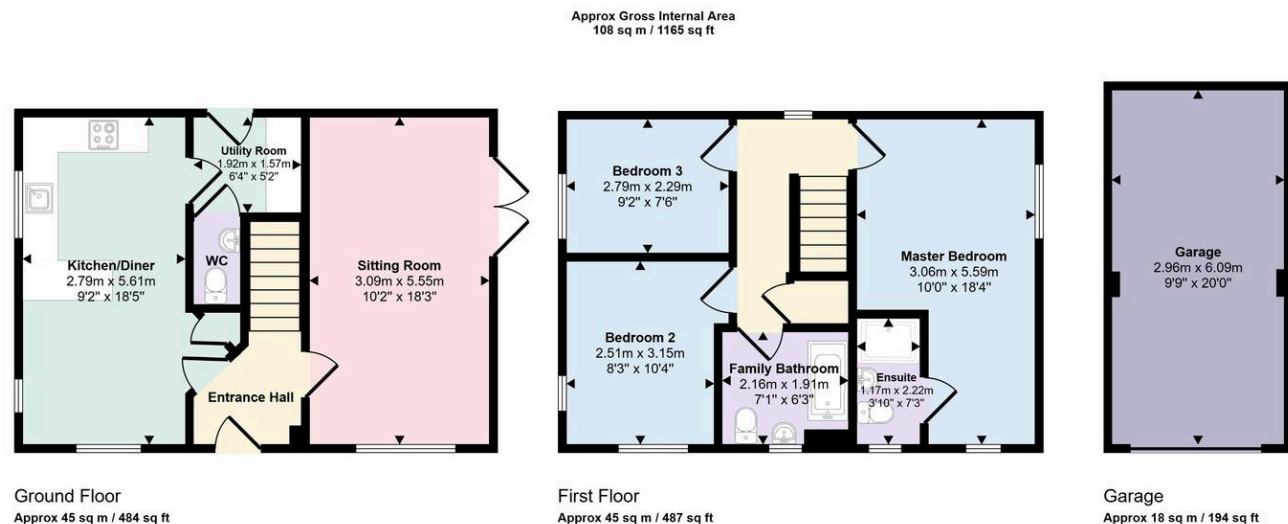
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## Disclaimer

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.



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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