



5 Walkers Close, Fair Oak - SO50 7NH  
£675,000

WHITE & GUARD

# 5 Walkers Close

## Fair Oak, Eastleigh

A deceptively spacious five-bedroom family home, set in a larger than average corner plot within a residential cul de sac. The internal extended accommodation comprises of a sitting room, a light and airy 26ft wide, open planned fitted kitchen/ dining / family room with patio doors open to the garden, study / storeroom, utility room and cloakroom on the ground floor. On the first floor are five bedrooms including the master bedroom with an ensuite and a separate modern family bathroom. There is driveway parking for several cars, an electric car charger point, garage and a side access through to an enclosed corner plot garden. Due to the chain free position, space on offer and the desirable location of the property, an early viewing is 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 stone's 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 TAX BAND F
- EPC RATING BAND C
- FREEHOLD
- SPACIOUS DETACHED FIVE BEDROOM FAMILY HOME
- 26FT KITCHEN DINING FAMILY ROOM
- ENSUITE TO MASTER BEDROOM
- GOOD SIZE REAR GARDEN
- GARAGE AND DRIVEWAY PROVIDING OFF ROAD PARKING FOR SEVERAL VEHICLES
- NO FORWARD CHAIN



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## INSIDE

The property is approached via a shingle driveway with parking for several cars and leading to a composite front door, which opens onto the entrance hall. The hallway has stairs leading to the first floor, a door to the right into a sitting room with a window overlooking the front aspect, there are doors to a study/ store room and a utility room with units, plumbing and a side access door.

The main selling point of the house is an open planned 26'4 wide kitchen /dining/ living room, divided in a modern fitted kitchen with a selection of eye and floor level units, ceramic tiled floor, one and half bowl inset sink with a mixer tap, space for a double fridge freezer, space for a range cooker with extractor overhead, integrated dish washer, built in wine rack and a window overlooking the rear garden. There is bright spacious dining area and a family seating area with windows, a vaulted ceiling and patio doors to the garden.

The first-floor landing provides access to the principal accommodation. The master bedroom has a rear aspect window and an ensuite shower room with shower cubicle, sink unit, wc and a window. Three of the remaining bedrooms are doubles, along with one single bedroom five and all these rooms have a fitted wardrobe. Servicing these bedrooms is a modern white bathroom suite that offers a panel enclosed bath, sink, wc a separate shower cubicle and a window to the side.

## OUTSIDE

Externally a dropped kerb to the front of the property provides vehicular access to a shingle driveway accessing a single garage to the right of the property.

There is a fence and gated side area that opens to a large rear garden which is enclosed by wood panel fencing and predominantly laid to lawn with flower borders, pergola, modern shed with power and light, a childrens' log playhouse and a greenhouse. The corner garden area extends across rear of the property.



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 Broadband 42-67 Mbps download speed 7 - 14 Mbps upload speed.

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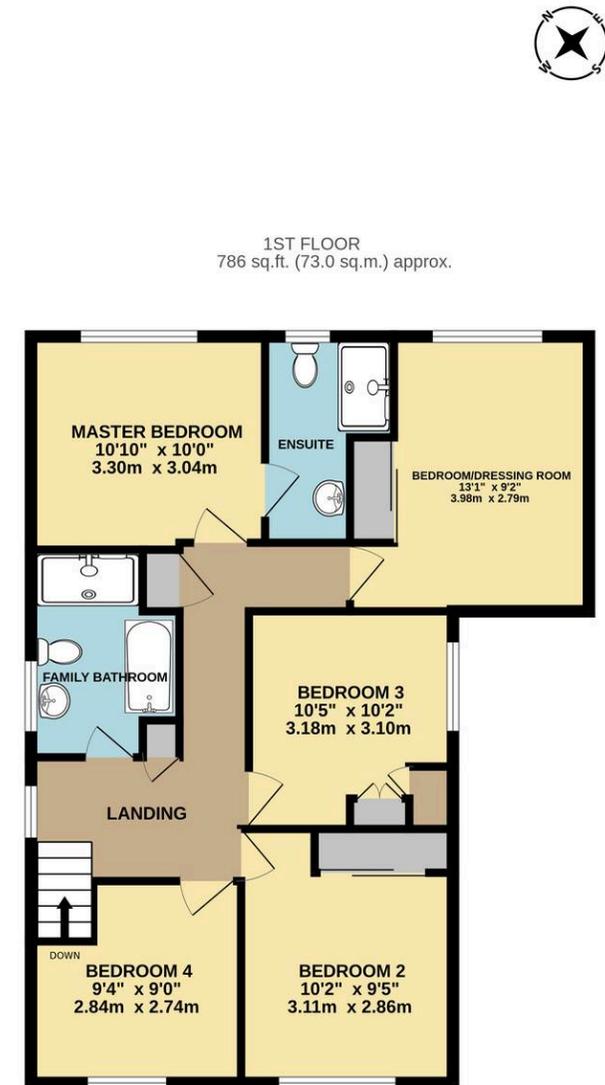
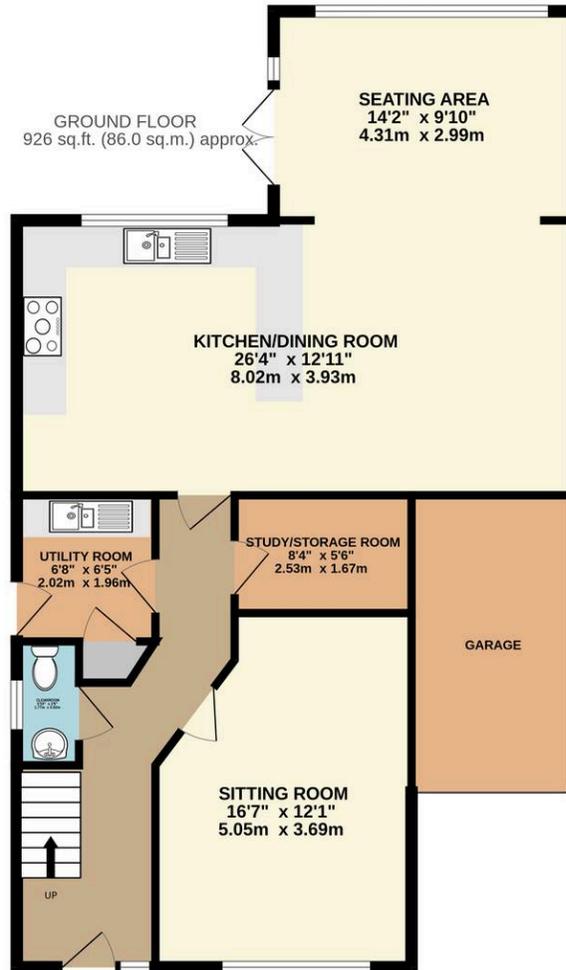
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Disclaimer

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.



TOTAL FLOOR AREA : 1711 sq.ft. (159.0 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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