



22 Knowle Park Lane, Fair Oak - SO50 7GL

Offers in Region of £600,000

WHITE & GUARD

22 Knowle Park Lane

Fair Oak, Eastleigh

This beautifully presented four bedroom detached family home is situated in an attractive position on the edge of Knowle Park with wonderful views across local parklands. The property was built by Bargate Homes in 2017 and finished to a high specification throughout, with accommodation comprising an entrance hall, stunning 25ft kitchen/dining room, 15ft sitting room, study and cloakroom. On the first floor there is a wonderful master with en-suite and built-in wardrobes, a further three bedrooms and a beautifully appointed family bathroom. Outside there is a block paved driveway to the front providing off road parking and leading to an attached garage with electric charge point, there is also a neat frontage and attractive garden to the rear.

LOCATION

The property is located close to Fair Oak village and is within walking distance of local schools, shops and amenities, it 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 just a short drive away. Eastleigh and its thriving town centre with mainline railway station are 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 E
- EPC RATING B
- FREEHOLD
- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME
- BUILT IN 2017 TO A HIGH SPECIFICATION
- 25FT KITCHEN DINING ROOM
- ENSUITE TO MASTER BEDROOM
- ATTRACTIVE REAR GARDEN
- DRIVEWAY AND GARAGE





INSIDE

The property is approached via a pathway leading to an attractive covered front porch, upon entering the property you are welcomed by a spacious entrance hall which offers a staircase leading to the first floor, under stairs storage, space for freestanding furniture and oak glass doors to all principal rooms. The light and airy sitting room has a window to the side and sliding patio doors to the rear which lead out onto the garden, the room features neutral décor throughout, with space for furniture, TV and various power points, there is also a radiator to one wall with the room being laid to carpet. A set of double oak glass doors open into the stunning 25ft kitchen/dining room, which offers dual aspect views to both the front and rear, with sliding patio doors again leading out onto the rear garden. The kitchen has been fitted with a matching range of high gloss wall and base units with cupboards and drawers under and complimentary worktops. There is a built-in double oven, gas hob with extractor over and integrated appliances including a fridge/freezer and dishwasher. The room is open plan to the dining area which overlooks the garden, offers space for a dining table and chairs and also has a door to the side leading through to the garage. A further door to the right of the entrance hall leads to a good size, dual aspect, study with views to the front overlooking adjacent parklands. There is also a useful ground floor cloakroom with window to the side aspect and fitted with a wash hand basin set in vanity unit and low level WC, with chrome heated towel rail to one wall.

The first floor landing offers access to the loft space and has a window to the side, with spot lighting and a beautiful oak with glass balustrade. The master bedroom is a wonderful double room with a window to the rear overlooking the garden, there are built-in wardrobes to one wall and further space for bedroom furniture. A door to one side then leads through to a modern en-suite shower room which has been fitted with a double width walk in shower, wash hand basin set in vanity unit and low level WC, with heated towel rail to one wall. There are a further three good size double rooms, bedrooms two and four overlook the front aspect, whilst bedroom three overlooks the garden. The well-appointed bathroom has an obscured window to the front and has been fitted with a modern suite comprising a panel enclosed bath, separate shower cubicle with rainfall shower, wall mounted wash hand basin set in vanity unit and low level WC. The room has been finished with tiling to all principal areas.



OUTSIDE

To the front of the property there is a neat block paved driveway

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 : Copper Broadband Up to 1 Mbps upload speed Up to 21 Mbps download speed. This is based on information provided by Openreach.

Estate Service Charge is £393.85 per year.

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