



38 Stubbington Way, Fair Oak - SO50 7LR

Offers in Region of £550,000

WHITE & GUARD

38 Stubbington Way

Fair Oak, Eastleigh

Nestled away in the corner of a quiet cul-de-sac within Fair Oak is this superbly appointed four bedroom detached home with a large driveway, garage and secluded /private landscaped garden. The property showcases a stunning kitchen dining extension with feature vaulted ceiling. Further ground floor accommodation includes a spacious living room with adjoining study/playroom and ground floor cloakroom. Across the first floor are four well proportioned bedrooms, with en-suite and a well maintained family bathroom.

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 infant & Junior schools along with Wyvern College for 11-16 year old 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 C
- FREEHOLD
- FOUR BEDROOM DETACHED FAMILY HOME
- STUNNING KITCHEN DINING ROOM
- MASTER BEDROOM WITH ENSUITE
- DRIVEWAY PROVIDING OFF ROAD PARKING
- LANDSCAPED REAR GARDEN





INSIDE

A double glazed front door opens into a well presented entrance hall which has stairs leading to the first floor landing. An internal oak door to your left hand side leads into the spacious dual aspect living room, which has a double glazed bay window to the front elevation and a window to the side, the room is laid too oak effect flooring and extends into a study/playroom while an inner hall provides access to a WC and internal access to the garage. The kitchen dining family room extends across the width of the house and is wonderful space to entertain and enjoy as a family. The high specification kitchen comprises a range of oak wall and base units with fitted granite counter tops over which incorporate a composite sink and drainer, water softener, NEFF five ring gas hob, NEFF double electric oven and breakfast bar. Further integrated appliances include a dishwasher, while there is space and plumbing for washing machine and American style fridge freezer. Providing ample space for a dining table and chairs the room benefits from having under floor heating and abundance of natural light is provided through three vaulted sky lights, French doors and double glazed windows.

The first floor landing provides access to the loft space and an airing cupboard and doors lead to the principal accommodation. The master bedroom, is set at the front of the house and is a well proportioned double room with a good range of fitted mirrored wardrobes and has the benefit of an adjoining en-suite shower room which contains an enclosed mains shower cubicle, WC, wash hand basin and heated towel rail. Bedrooms two and three are both double rooms and provide fitted wardrobes, while bedroom four, also a double room, allows space for freestanding bedroom furniture. A well-presented family bathroom suite has a panel enclosed bath with mains shower over, fitted glass shower screen, WC and heated towel rail.



OUTSIDE

Located at the front of the property, a driveway offers ample off-road parking for multiple vehicles and grants access to the integrated garage through an up-and-over door. The garage is equipped with power, lighting, and a wall-mounted central heating boiler. The landscaped East facing rear garden has been meticulously designed by the current owners to feature functional tiers, including a patio with a rendered retaining wall. Steps lead to a second tier with a grassy area, while at the rear boundary, a charming seating terrace with a lovely woodland back drop to the rear and side boundaries.

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 53-80 Mbps download speed 12 - 20 Mbps upload speed. This is based on information provided by Openreach.

T: 023 8202 2199

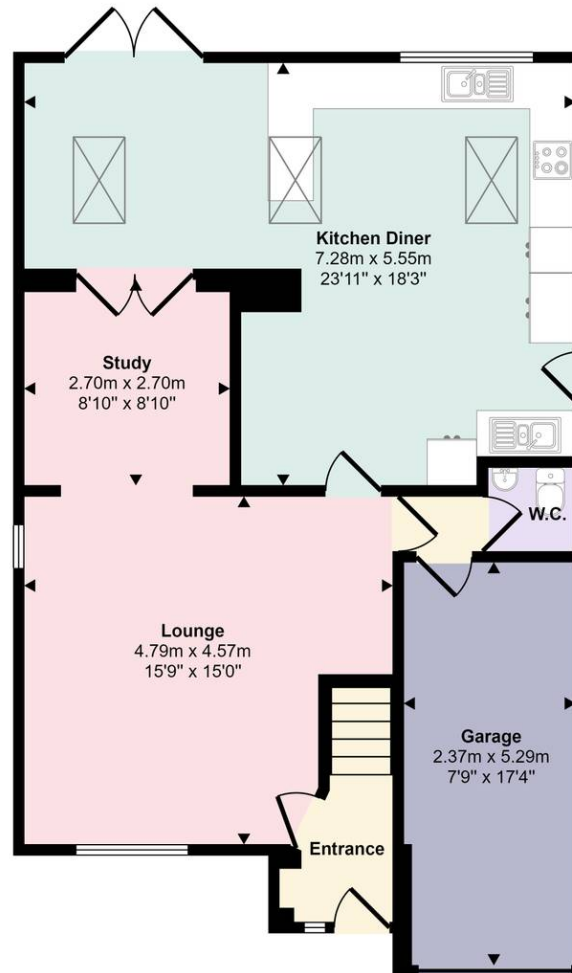
457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ
E: fairoak@whiteandguard.com
W: whiteandguard.com

Disclaimer

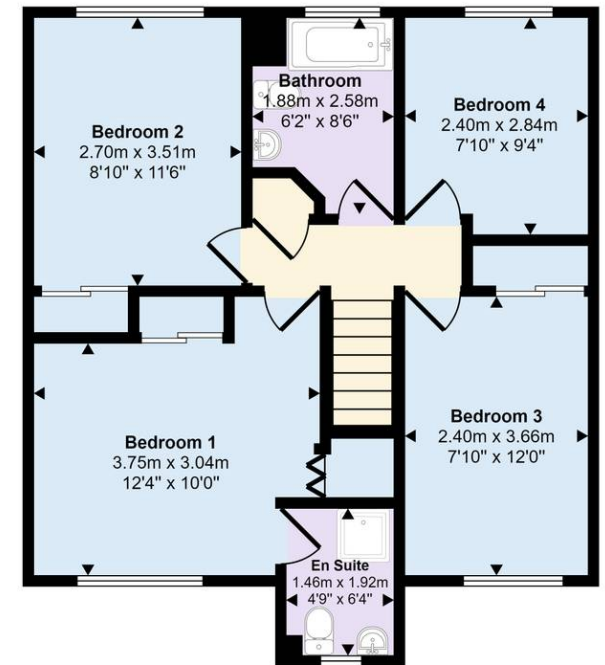
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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.



Approx Gross Internal Area
136 sq m / 1460 sq ft



Ground Floor
Approx 81 sq m / 868 sq ft



First Floor
Approx 55 sq m / 591 sq ft

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.