



10 Holloway Mews, Fair Oak - SO50 7HW

Guide Price £350,000

WHITE & GUARD

10 Holloway Mews

Fair Oak, Eastleigh

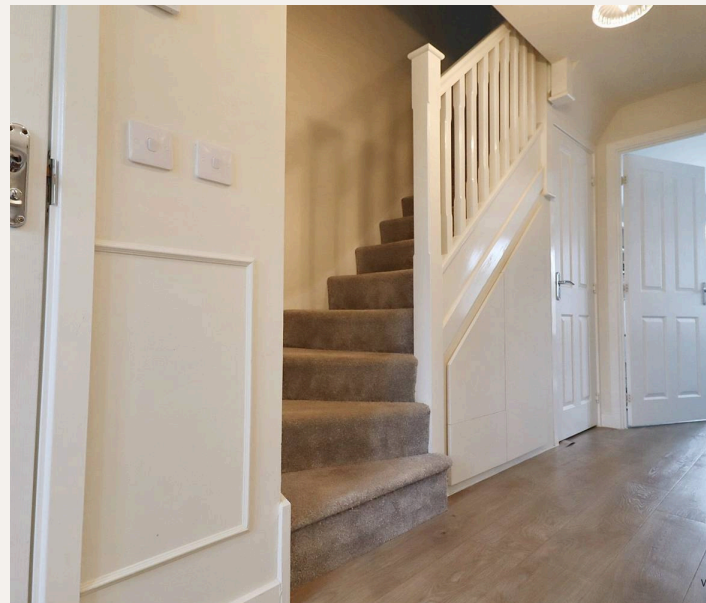
INTRODUCTION

White & Guard are delighted to present this beautifully appointed three bedroom family home, nestled within a quiet cul-de-sac in the highly desirable village of Fair Oak. Offering a perfect blend of contemporary design and practical living, this property is ideal for those seeking a modern home in a semi-rural location, with excellent access to local amenities and transport links.

LOCATION

Fair Oak is a vibrant Hampshire village surrounded by beautiful countryside, yet within easy reach of excellent local amenities, highly regarded schools, and transport links to Southampton, Winchester, and beyond. Residents enjoy a strong sense of community, with nearby parks, walking trails, and local pubs adding to the appeal of this sought-after location.

- EPC RATING B
- EASTLEIGH COUNCIL BAND C
- FREEHOLD
- THREE BEDROOM SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN KITCHEN DINER
- ENSUITE TO MASTER BEDROOM
- LOW MAINTENANCE REAR GARDEN
- ALLOCATED PARKING





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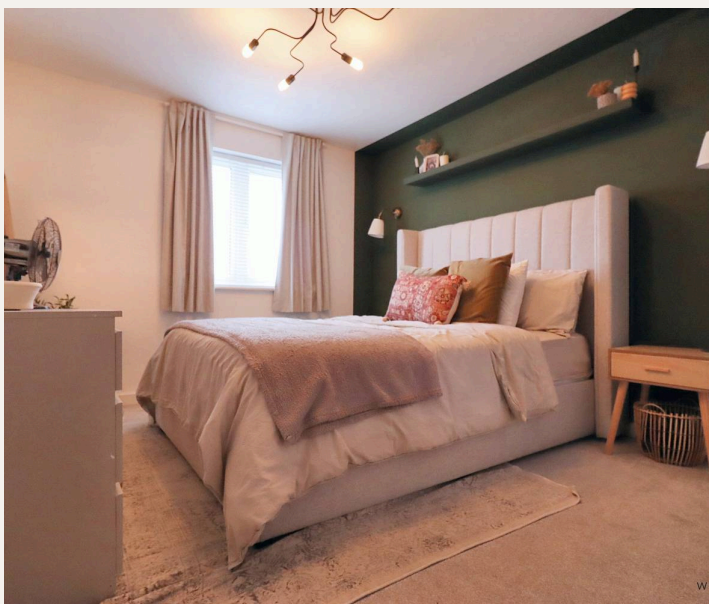
INSIDE

Step inside to a welcoming entrance hall that immediately sets the tone for the home, which is bright, airy, and thoughtfully finished to a high standard throughout. To the front, the kitchen/dining area is a true highlight and boasts a window to the front aspect which has views across fields and features sleek grey cabinetry, integrated appliances, and a stylish tiled splashback. The generous worktop space and well-planned layout make this kitchen perfect for both everyday cooking and entertaining guests. The dining area comfortably accommodates a family table, creating a sociable hub for mealtimes. To the rear, the living room offers a calm and inviting space, beautifully decorated in neutral tones with a striking media wall as its focal point. Large windows allow natural light to flood the room, while quality flooring adds to the sense of style and comfort. Completing the ground floor is a convenient cloakroom, finished with modern fixtures and patterned flooring for a touch of character.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is a serene retreat, featuring a bold feature wall, contemporary lighting, space for wardrobes and is complemented by an en-suite shower room for added convenience. The second bedroom is also a good size with a large, fitted wardrobe and views across fields, while the third offers flexibility as a home office or nursery ideal for guests or children. The family bathroom is finished in a chic, neutral palette with a shower-over-bath, low level W/C, pedestal wash hand basin and modern fittings.

OUTSIDE

The rear garden is designed for low maintenance yet offers plenty of space for relaxation and entertaining. A mix of lawn and patio provides versatility, while gated access leads to an allocated parking spaces at the rear of the property. The front aspect enjoys an open outlook across a green space, enhancing the sense of privacy and tranquillity.



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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 Fibre to the Cabinet Broadband Up to 15 Mbps upload speed
Up to 76 Mbps download speed. This is based on information provided by Openreach.

Estate Management Service charge is £322.00

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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.



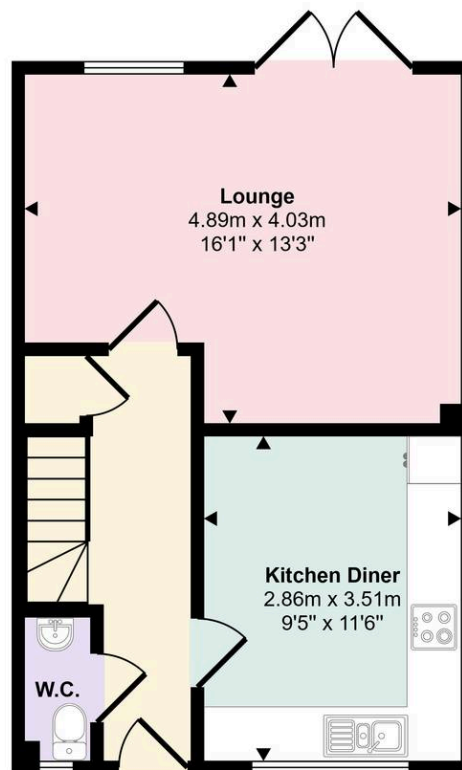
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PRS Property Redress Scheme

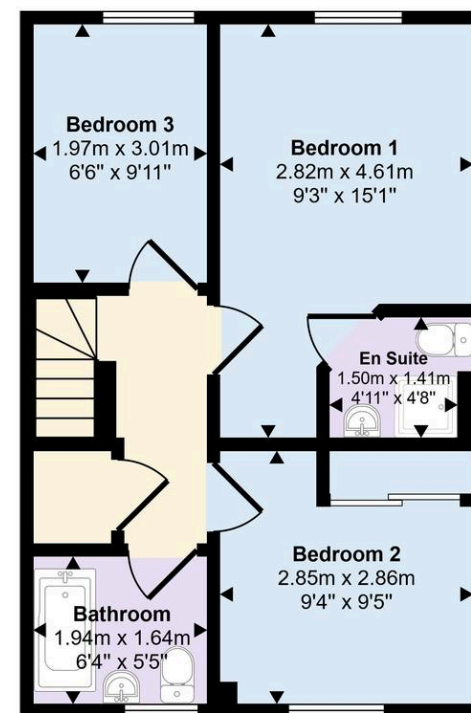
Zoopla



**Approx Gross Internal Area
76 sq m / 816 sq ft**



Ground Floor
Approx 38 sq m / 407 sq ft



First Floor
Approx 38 sq m / 409 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.