



26 Goater Way, Fair Oak - SO50 7HT
£475,000

WHITE & GUARD

26 Goater Way

Fair Oak, Eastleigh

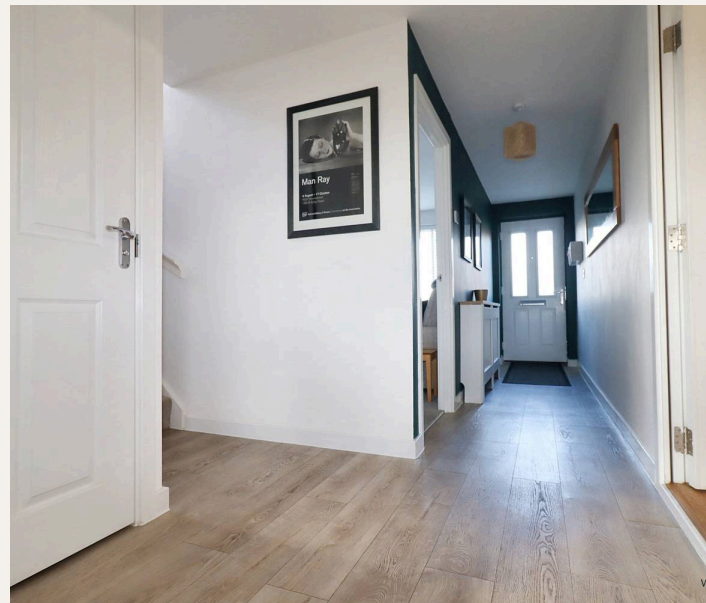
INTRODUCTION

Situated on a peaceful cul-de-sac in Fair Oak, this beautifully presented four bedroom detached home offers a harmonious blend of modern living, spacious interiors, and a sought-after location. Boasting a private driveway that leads up to the integrated garage and well-proportioned rooms, this home is designed for both comfort and convenience. 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 E
- FREEHOLD
- EPC RATING A
- FOUR BEDROOM DETACHED HOME
- MODERN KITCHEN DINING ROOM
- SPACIOUS LOUNGE
- ENSUITE TO MASTER BEDROOM
- GARAGE AND DRIVEWAY
- ATTRACTIVE REAR GARDEN





INSIDE

Upon entering the property, you are welcomed by a bright and inviting entrance hall. The spacious lounge features a large window to the front aspect that overlooks a green and fills the room with natural light. The well-appointed kitchen/dining room is to the rear, which overlooks the garden and has been fitted with a range of integrated appliances and sleek gloss white units with stylish work surfaces. It includes a fridge freezer, dishwasher, induction hob and oven, creating a modern and functional cooking space, French doors then open out onto the patio area for al fresco dining and into the landscaped garden. The garage has power and lighting and offers a wealth of storage, the rear section has been fitted with a range of modern kitchen units with worktop space, to create a utility/laundry room. Completing the ground floor is a convenient cloakroom, finished with modern fixtures, stairs then lead up to the first floor.

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

OUTSIDE

A private driveway provides off-road parking for two vehicles and leads to the garage, offering additional storage or parking space. A gated side entrance allows convenient access to the rear garden where a spacious paved seating area provides the perfect spot for outdoor dining, entertaining, or simply relaxing. The garden is mainly laid to lawn with flower and shrub borders and offers ample space for children to play or for garden enthusiasts to enjoy, a rear gate then gives access to the lower garden.



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.

T: 023 8202 2199

457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ
E: fair oak@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.



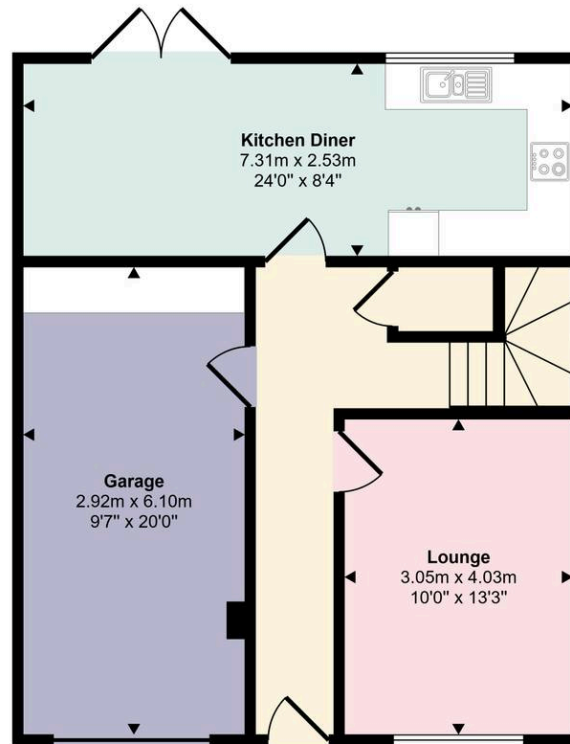
rightmove

PRS Property Redress Scheme

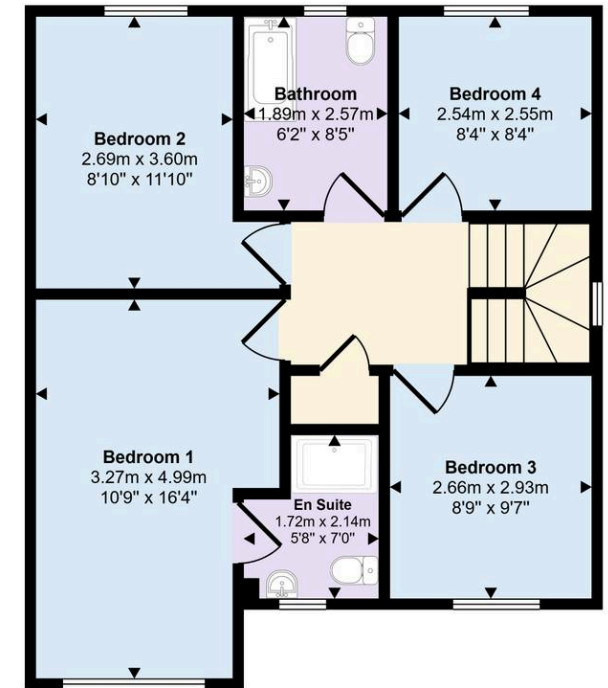
Zoopla



Approx Gross Internal Area
124 sq m / 1331 sq ft



Ground Floor
Approx 64 sq m / 687 sq ft



First Floor
Approx 60 sq m / 643 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.