



**Connells**

Sunny Side Cottage Mortimers Lane  
Fair Oak Eastleigh

# Sunny Side Cottage Mortimers Lane Fair Oak Eastleigh SO50 7EA

for sale offers in the region of  
**£500,000**



## Property Description

A large detached residence offering huge scope and potential for modernisation and improvement. Located on the outskirts of Fair Oak and features 4 bedrooms, 1 bathroom, an expansive plot with front, side and rear gardens and a large driveway allowing parking for numerous cars.

The ground floor accommodation consists of 2 reception rooms both with character fireplaces, a utility/WC, and a kitchen breakfast room. The single width garage that runs the full depth of the house offers potential to provide additional ground floor rooms.

The first floor has 3 large double bedrooms and a single fourth bedroom, with a bathroom at the end of the landing. There is potential again to extend over the current garage which subject to planning could give you additional bedroom space or bathrooms.

Conveniently located, this property is only 3 miles away from the nearest train station and 1 mile of both primary and secondary schools. It also enjoys easy access to the M3 and M27 motorways and is less than 6 miles from Southampton International Airport. East Horton Golf Club is just a stone through away. Fair Oak is a thriving community, boasting numerous shops, popular restaurants, well-regarded schools, as well as beautiful countryside walks.

A mere ten-minute drive leads to the medieval town of Bishop's Waltham. The town is home to the ruins of Bishop's Waltham Palace, an English Heritage monument, and offers a variety of convenient shops, including a butcher and bakers.

## Lounge

17' 6" max x 12' 1" max (5.33m max x 3.68m max)

Double glazed window to front aspect. PVC door to front of aspect. Fireplace. Radiator.

## Dining Room

12' max x 11' max (3.66m max x 3.35m max)

Double glazed window to front aspect. Open fireplace. Radiator.

## Kitchen

11' 1" x 10' 4" (3.38m x 3.15m)

Double glazed window to rear of aspect. Fitted kitchen with wall and base units. Gas hob. Electric oven. Space for washing machine and fridge.

## Utility Room

10' 5" x 6' 5" (3.17m x 1.96m)

Double glazed window to rear of aspect. Wash hand basin. WC. Radiator.

## Boot Room

10' 3" x 6' 1" (3.12m x 1.85m)

Double glazed window to rear and side of aspect. Patio doors.

## Landing

Double glazed window to front of aspect.

### **Bedroom 1**

12' 1" max x 11' 1" max (3.68m max x 3.38m max)  
Double glazed window to rear of aspect.  
Radiator.

### **Bedroom 2**

12' 1" max x 11' max (3.68m max x 3.35m max)  
Double glazed window to front aspect,  
Fireplace. Radiator.

### **Bedroom 3**

11' x 10' 5" (3.35m x 3.17m)  
Double glazed window to rear of aspect.  
Radiator.

### **Bedroom 4**

8' 3" x 5' (2.51m x 1.52m)  
Double glazed window to side of aspect.  
Cupboard housing water tank.

### **Bathroom**

Double glazed window to rear of aspect. Bath with electric shower over bath. Wash hand basin. WC.

### **Outside**

Large lawned front garden with driveway for multiple cars.  
Lawned and paved rear and side gardens.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

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Tenure: Freehold



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Property Ref: EGH308252 - 0008