



13 Lodge Walk, Fair Oak - SO50 7QQ  
£325,000

WHITE & GUARD

# 13 Lodge Walk

Fair Oak, Eastleigh

## INTRODUCTION

Set within a peaceful and attractive modern development in Fair Oak, this beautifully presented two-bedroom semi detached home offers a wonderful blend of contemporary styling, practical design, and an inviting sense of warmth throughout. From the moment you step through the front door, it becomes clear that this is a home that has been thoughtfully arranged and provides an ideal space for anyone seeking a modern property in a highly desirable location.

## LOCATION

Situated in the ever-popular area of Fair Oak, the home is placed within easy reach of well-regarded schools, local shops, countryside walks, and transport links, making it an excellent choice for those seeking a blend of convenience and modern comfort. With its thoughtful layout, stylish presentation, and peaceful setting, this is a home that would suit a wide range of buyers, and one that truly needs to be viewed to be fully appreciated.

- EPC RATING B
- FREEHOLD
- EASTLEIGH COUNCIL BAND C
- TWO BEDROOM SEMI DETACHED HOME
- MODERN FITTED KITCHEN
- CLOAKROOM
- SPACIOUS LOUNGE
- PRIVATE AND ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- GARAGE





## INSIDE

The entrance hallway is bright and welcoming, drawing you through the home with its clean lines and tasteful décor. To the front, the kitchen is fitted with elegant shaker-style cabinetry which are complemented by a sleek marble effect work surface. The integrated appliances and well planned storage ensure the space remains both stylish and functional, while the window overlooking the front of the property allows natural light to spill across the room. Continuing along the hallway, a neatly designed cloakroom provides additional convenience, finished with contemporary tiling and a floating vanity unit that adds to the home's modern character. To the rear of the property, the lounge offers an exceptional sense of space, extending the full width of the home, with French doors that open directly onto the garden, creating a seamless flow between indoor and outdoor living. The neutral tones and soft furnishings help create a calm and restful atmosphere, making this a room that truly feels at the heart of the home.

Upstairs, the property continues to impress. The landing leads to two generous double bedrooms, each thoughtfully arranged to provide both comfort and versatility. The main bedroom, positioned to the rear, enjoys a peaceful outlook over the garden and The second bedroom, IS situated at the front, is equally well proportioned and lends itself perfectly to use as a spacious guest room, a home office, or a luxurious dressing room if desired. The family bathroom has been finished to a high standard, featuring striking marble effect tiles, a contemporary panelled bath with shower over, and a modern floating vanity unit that provides both elegance and practicality..



## OUTSIDE

The rear garden offers a private and enclosed space ideal for relaxation or outdoor dining. A large lawn sits at the centre, framed by timber fencing, while the paved patio nearest the house provides a perfect spot for seating. A timber shed sits at the far end, offering useful storage. To the front, the property benefits from allocated parking along with access to a single garage, ensuring ample space for vehicles, storage, or workshop use.

**SERVICES:**

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

Estate Service Charge £175.86 per year.

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**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

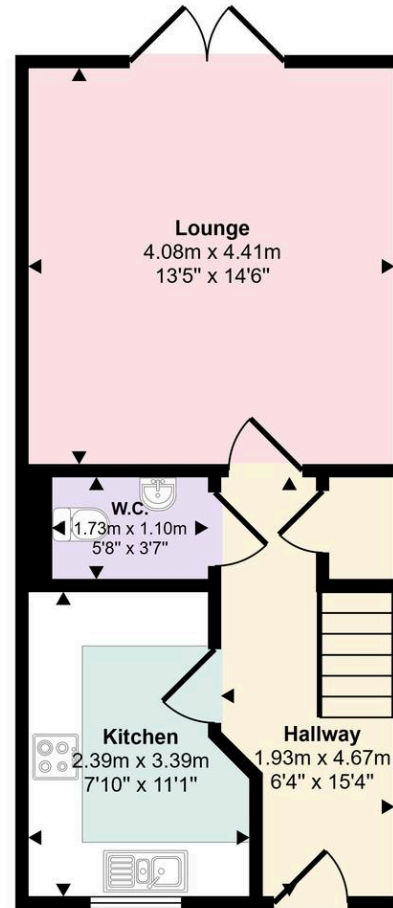
**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

**DISCLAIMER**

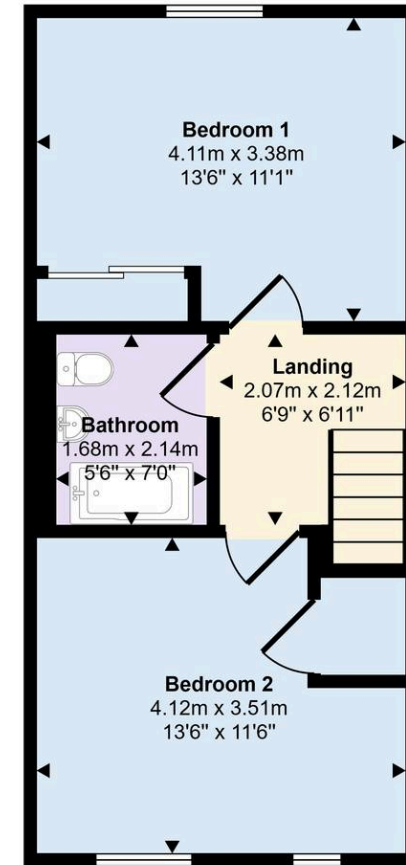
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**Approx Gross Internal Area  
76 sq m / 814 sq ft**



**Ground Floor  
Approx 37 sq m / 401 sq ft**



**First Floor  
Approx 38 sq m / 412 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.