



49 Spring Close, Fair Oak - SO50 7BB  
In Excess of £465,000

WHITE & GUARD

# 49 Spring Close

Fair Oak, Eastleigh

## INTRODUCTION

This beautifully presented and thoughtfully extended family home offers stylish open-plan living, contemporary finishes throughout, and a generous rear garden. Set within a popular and well-regarded residential location, this attractive home has been carefully enhanced by the current owners to create a modern, light-filled living environment ideally suited to today's family lifestyle.

## LOCATION

Spring Close is conveniently located for Fair Oak village centre, offering a range of local shops, amenities, and well-regarded schooling. The location also provides excellent commuter access to Eastleigh, Winchester, and Southampton.

- EASTLEIGH COUNCIL BAND E
- EPC RATING D
- FREEHOLD
- EXTENDED FAMILY HOME
- OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- SLEEK CONTEMPORARY KITCHEN WITH CENTRAL ISLAND
- SEPARATE SITTING ROOM WITH PLANTATION SHUTTERS
- MODERN FINISHES & NEUTRAL DÉCOR THROUGHOUT
- PRINCIPAL BEDROOM WITH AMPLE STORAGE SPACE
- GENEROUS & PRIVATE ENCLOSED REAR GARDEN





## INSIDE

Upon entering, the entrance hall is finished with warm wood flooring and features an impressive oak staircase with glazed balustrade, setting the tone for the accommodation beyond. To the front of the property, the sitting room provides a comfortable and relaxing retreat, enjoying excellent natural light through a wide window fitted with plantation shutters. The room is finished in soft neutral tones with plush carpeting, creating a calm and inviting atmosphere.

To the rear lies the true heart of the home—an impressive open-plan kitchen, dining, and family area. The kitchen is fitted with a sleek range of contemporary high-gloss units, complemented by quartz work surfaces and a substantial central island providing additional storage and informal seating. Integrated appliances and under-unit lighting enhance both the practicality and visual appeal of this superb space. The layout flows seamlessly into the dining and family area, which is flooded with natural light via rear-facing windows and doors—perfect for entertaining and everyday living.

Upstairs, the property offers well-proportioned bedrooms, all presented to a high standard. The principal bedroom enjoys a stylish finish and ample space for furniture, while the remaining rooms offer superb versatility for use as children's bedrooms, guest accommodation, or a home office. The family bathroom features a white suite with soft-toned tiling, creating a bright and functional space. A separate shower room further enhances the practicality of the accommodation.

## OUTSIDE

The rear garden is a particular feature of the home, offering a private and secure environment for children and pets. Thoughtfully arranged, it comprises a paved terrace ideal for outdoor dining and entertaining, leading onto a generous lawned area enclosed by fencing. To the rear of the garden, there is a powered garage providing ample storage and featuring an EV-ready fuse board. Additionally, there is parking for two cars situated directly in front of the garage, with convenient access to the back garden.



## BROADBAND

Full Fibre broadband is installed and available at the property. The current connection has been tested with impressive download speeds of 965 Mbps and upload speeds of 595 Mbps. Information regarding local coverage has been provided by the Openreach website.

## SERVICES

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

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### ANTI-MONEY LAUNDERING REGULATIONS

**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 £50 + VAT for these checks if the property is being purchased in joint names and £35 + VAT for purchases in a sole name.

**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 £50 + VAT for joint owners and £35 + VAT for sole owners.

### DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or 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 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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