



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

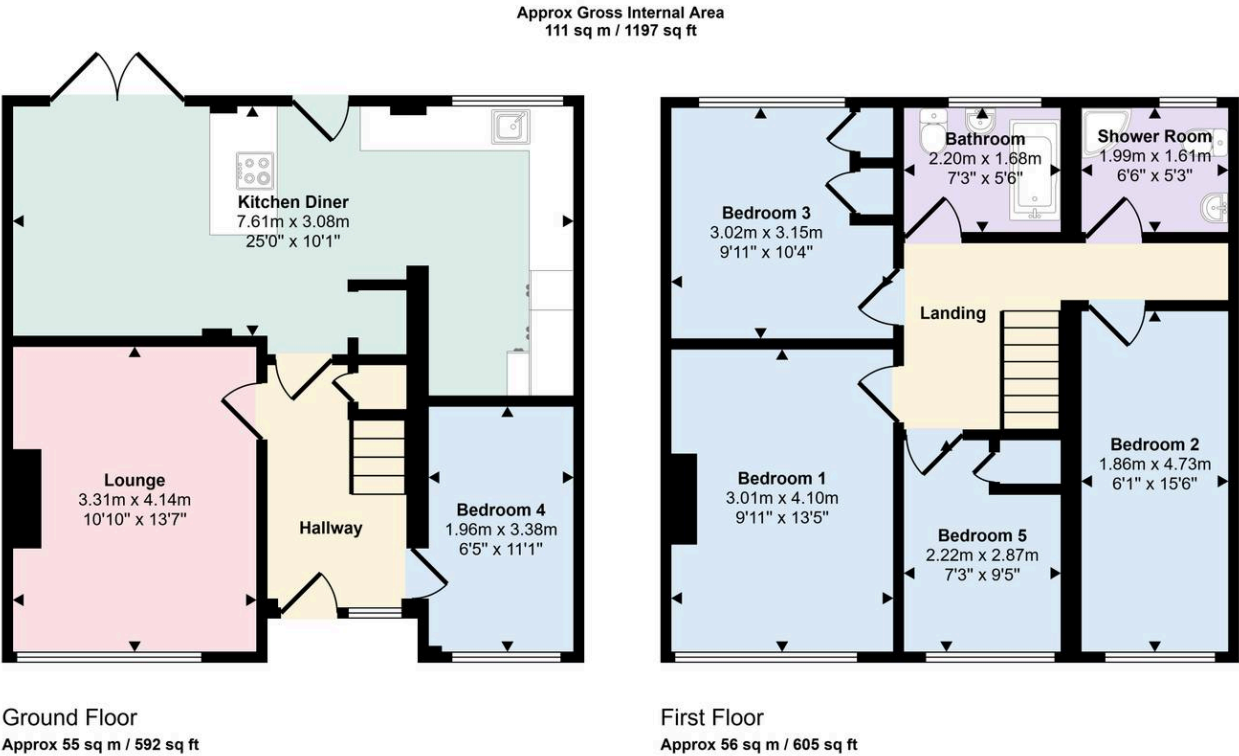
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DISCLAIMER

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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.