



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

Fair Oak, SO50

Guide Price £595,000

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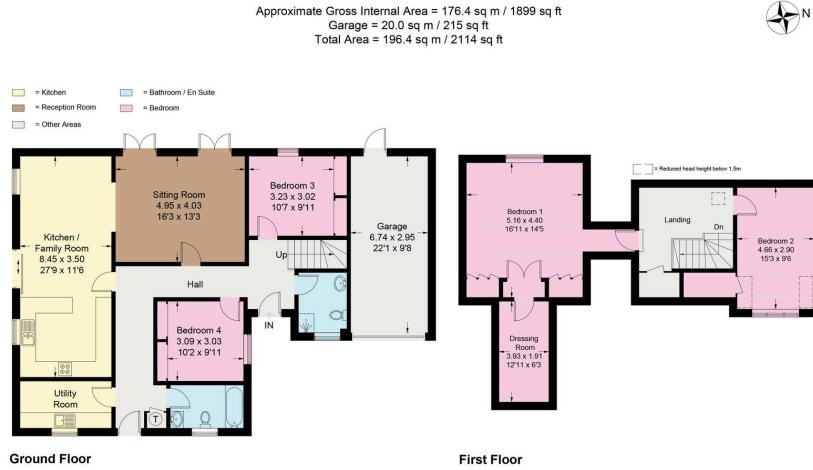


**A SUBTANTIAL AND DESIRABLE FAMILY RESIDENCE OFFERING
SPACE, COMFORT AND STYLE IN AN ENVIALE AND PRIVATE
SETTING**

Boasts 2114 Sq. Ft/ Attractive Wrap Around Gardens/ Close To Amenities/ Generous Proportions/Potential to Extend STP

Situated in the highly sought-after village of Fair Oak, this splendid and spacious four-bedroom home offers 2,114 sq. ft of thoughtfully designed accommodation, an exceptional lifestyle for families, combining practicality, generous proportions and an enviable position close to local amenities. The property falls within a good school catchment of Fair Oak Infant and Junior Schools and Wyvern College, making it a particularly attractive choice for family living. The entrance hall leads through to a superb triple-aspect kitchen, dining and family space, flooded with natural light from expansive glazing. The attractive kitchen features white cabinetry, integrated appliances and a breakfast bar with seating. Sliding doors open effortlessly onto the patio. This impressive space offers distinct yet flowing areas for cooking, dining, entertaining and relaxing. A practical utility room with additional sink and storage sits discreetly adjacent to the kitchen, while the spacious double-aspect sitting room provides a calm and inviting retreat. With two sets of patio doors opening onto the garden, it is an ideal setting for cosy evenings in or relaxed family gatherings. The ground floor also offers two versatile double bedrooms, each with excellent wardrobe space and their own individual character, along with a stylish family bathroom and a contemporary shower room, providing flexibility for guests or multi-generational living. Upstairs, the sense of space continues with a large and versatile landing, ideal for a home office, reading nook or additional storage. The impressive principal bedroom is a serene haven, complete with extensive wardrobe space and the luxury of a walk-in dressing room. There is a further attractive double bedroom with built-in storage. To the front, a substantial driveway provides parking for several vehicles, alongside a single garage with rear access. The beautifully maintained wrap-around gardens offer privacy and seclusion, a sunny seating area for alfresco dining. To the side of the property, a large, enclosed tarmac area provides a versatile space.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1272866)



- Fair Oak Infants And Junior School, Wyvern College School Catchment
- Garage / Driveway For Several Vehicles
- Separate Enclosed Play Area For Children Or Recreational Use
- Superb And Light Filled Kitchen/ Dining/Family Room
- Four Double Bedrooms Each With Built In Storage
- Sought After Area /Close To Amenities
- Splendid And Secluded Wrap A Round Gardens
- A Stylish Family Bathroom And A Contemporary Shower Room
- Attractive Principal Bedroom With Own Separate Dressing Room
- A Substantial And Desirable Detached Residence

Energy Efficiency Rating

