



8 Pembers Hill Drive, Fair Oak - SO50 7HN

Guide Price £435,000

WHITE & GUARD

8 Pembers Hill Drive

Fair Oak, Eastleigh

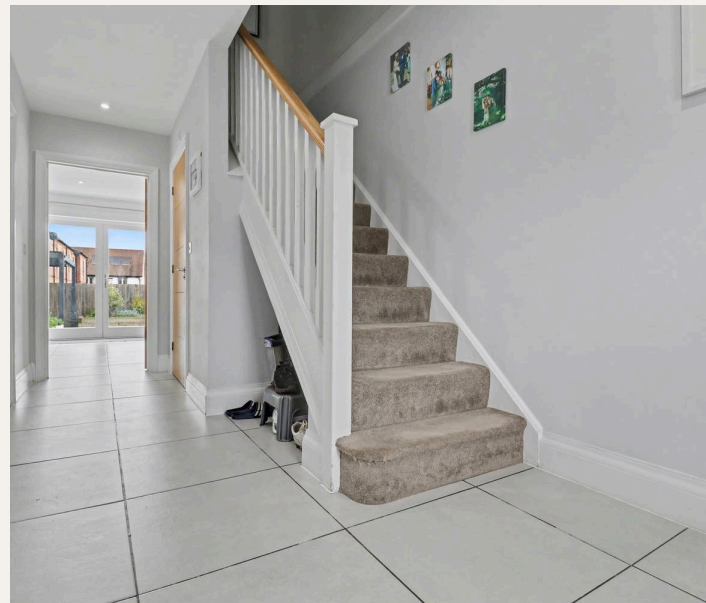
INTRODUCTION

A beautifully appointed and immaculately presented modern detached family home, enviably positioned within a pleasant residential setting in the highly regarded village of Fair Oak. This attractive property offers generous, thoughtfully arranged accommodation, ideal for contemporary family living, and is finished to a consistently high standard throughout

LOCATION

Situated in the heart of Fair Oak, this property enjoys the best of both village warmth and modern convenience. Local shops, cafés, reputable schools and picturesque countryside walks are all close at hand, while excellent road links provide easy access to Eastleigh, Southampton, Winchester and beyond. This development has become particularly popular with buyers seeking a peaceful setting that doesn't sacrifice connectivity, making it an excellent location for families, commuters and those simply seeking a high quality home in a thriving community.

- EPC RATING B
- FREEHOLD
- EASTLEIGH COUNCIL BAND D
- THREE BEDROOM SEMI DETACHED HOME
- OPEN PLAN KITCHEN DINING ROOM
- ENSUITE TO MASTER BEDROOM
- GARAGE AND DRIVEWAY
- LANDSCAPED REAR GARDEN





INSIDE

Upon entering the property, you are welcomed by a bright and inviting entrance hall, creating a positive first impression and providing access to the principal reception rooms. The sitting room provides an elegant yet cosy retreat which is tastefully decorated. This well-proportioned room offers ample space for a variety of seating arrangements and benefits from an abundance of natural light, making it an ideal place to relax.

Undoubtedly the heart of the home is the impressive open-plan kitchen/dining room, which has been fitted with a comprehensive range of contemporary wall and base units complemented by contrasting work surfaces. The kitchen is equipped with a selection of integrated appliances and offers excellent storage and preparation space. The dining area comfortably accommodates a family-sized table and provides a wonderful setting for both everyday meals and social occasions. French doors open onto the rear garden, enhancing the sense of space and allowing for a seamless connection between indoor and outdoor living. Completing the ground floor accommodation is a well-presented cloakroom/WC, fitted with modern sanitary ware and finished in a stylish, neutral palette.

To the first floor, the property continues to impress with three generously sized bedrooms, each offering comfortable proportions and flexibility of use. The principal bedroom benefits from fitted storage and is further enhanced by a contemporary en suite shower room, which is fitted with a modern suite including a walk-in shower, vanity basin, and WC, all complemented by tasteful tiling and chrome fittings. The remaining bedrooms are served by the family bathroom, which features a modern white suite comprising a panelled bath with shower over, wash basin, and WC. The bathroom is finished in a clean, neutral style, providing both practicality and comfort for family use.



OUTSIDE

Externally, the property enjoys a well-maintained frontage with an attractive paved pathway leading to the front entrance. A private driveway provides off-road parking and leads to the very good sized garage, offering further storage or secure parking. To the rear, the garden has been landscaped and is laid out to provide an easy-to-maintain yet versatile outdoor space, ideal for entertaining, children's play or simply relaxing during the warmer months.

SERVICES:

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

BROADBAND: 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 £384.19 per year.

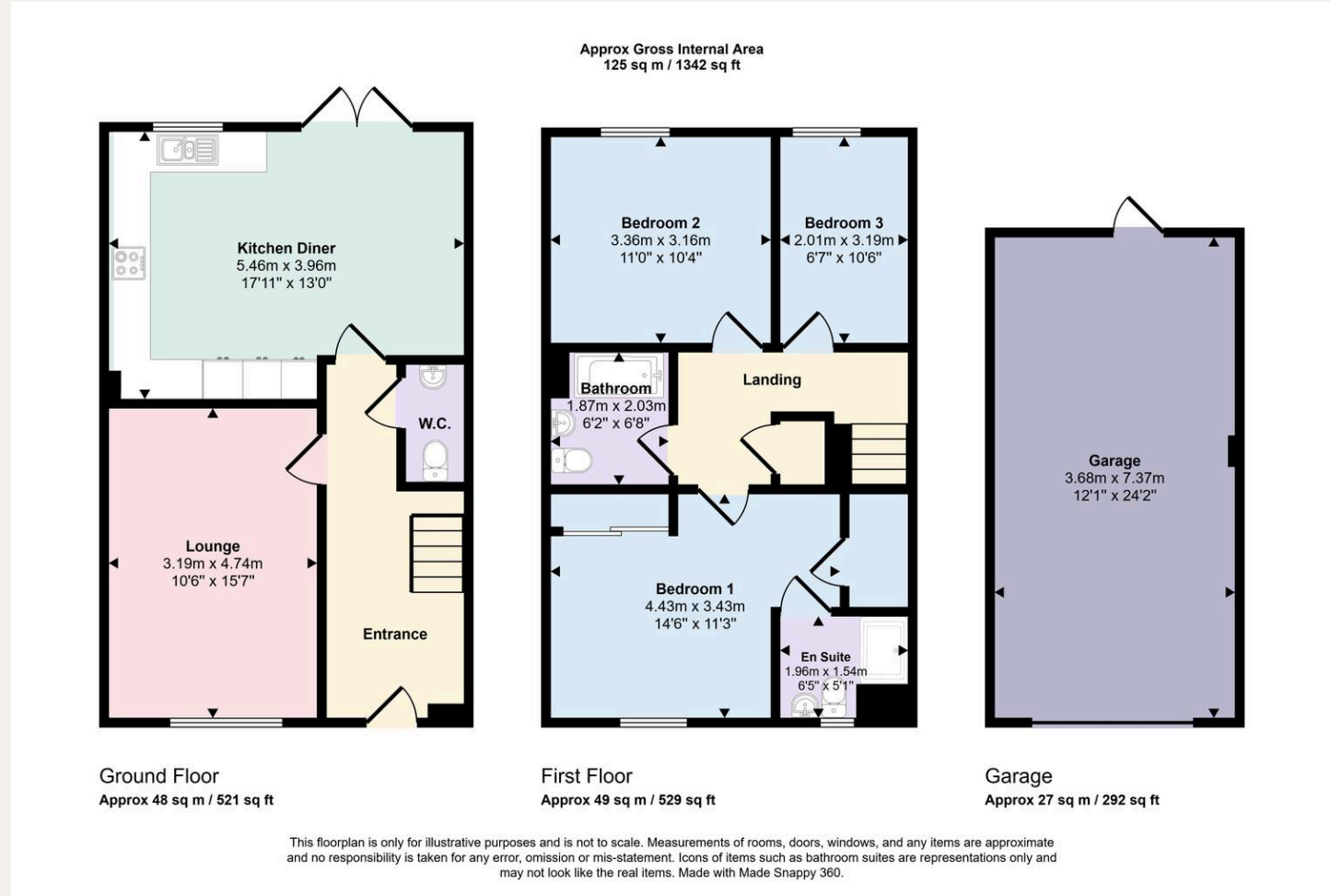
ANTI-MONEY LAUNDERING REGULATIONS

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 £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

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