



20 Kingsmill Drive, Fair Oak - SO50 7QE
£300,000

WHITE & GUARD

20 Kingsmill Drive

Fair Oak, Eastleigh

INTRODUCTION

Tucked away within a quiet, modern cul de sac in the heart of Fair Oak, this beautifully presented two bedroom semi detached home offers an ideal opportunity for first time buyers, downsizers, or investors seeking a turnkey property in a desirable village setting. Finished to a high standard throughout and enjoying a generous rear garden, this superb home is ready to move straight into with no onward chain.

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.

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- EASTLEIGH COUNCIL BAND C
- EPC RATING B
- FREEHOLD
- TWO BEDROOM SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN
- SPACIOUS LOUNGE DINER
- TWO ALLOCATED PARKING SPACES
- PRIVATE REAR GARDEN WITH STORAGE SHED





INSIDE

As you step inside, the welcoming entrance hall sets the tone for the rest of the property, with light décor, quality flooring, and a practical layout that immediately feels homely. The hallway provides access to the modern downstairs WC, the stylish contemporary kitchen, and the spacious lounge/diner to the rear.

The kitchen is fitted with sleek white units, wood-effect worktops, and integrated appliances, creating a bright and functional space ideal for everyday cooking. A large window floods the room with natural light.

To the rear, the impressive lounge/diner offers an excellent footprint for both seating and dining. Finished in soft, neutral tones and enjoying views of the garden, this wonderful living space features French doors opening onto the patio—perfect for entertaining, relaxing, or letting fresh air flow through on warmer days.

Upstairs, the property continues to impress. The landing leads to two well proportioned bedrooms, including a generous principal bedroom with modern en suite shower room, which is beautifully tiled and presented. The second bedroom comfortably accommodates a double bed or makes an ideal guest room, nursery, or home office. A stylish family bathroom with contemporary tiling and a sleek white suite completes the first floor.

OUTSIDE

Outside, the rear garden offers a delightful, private space. Mostly laid to lawn with a patio area for outdoor dining, it provides an ideal setting for families, pets, or anyone who enjoys time outdoors. There is also a useful garden shed for storage.

To the front, the property benefits from two allocated off road parking spaces, with visitor parking available nearby.



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.

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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 £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.

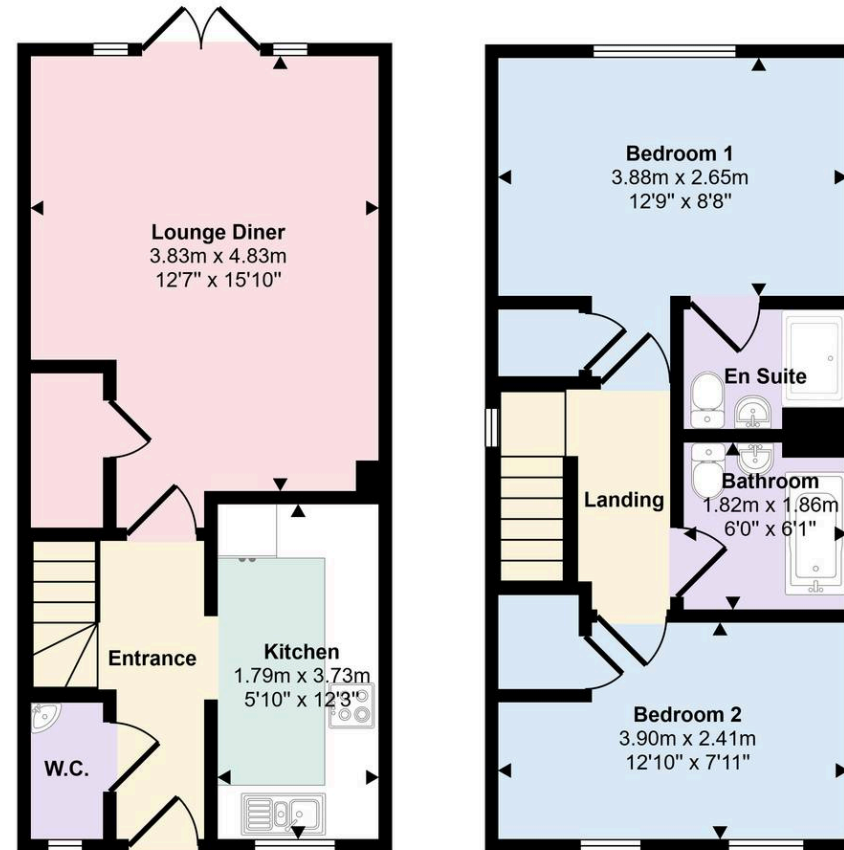
DISCLAIMER

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 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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Approx Gross Internal Area
68 sq m / 732 sq ft



Ground Floor
Approx 34 sq m / 366 sq ft

First Floor
Approx 34 sq m / 366 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.