



27 Eastleigh Road, Fair Oak - SO50 7JD
£325,000

WHITE & GUARD

27 Eastleigh Road

Fair Oak, Eastleigh

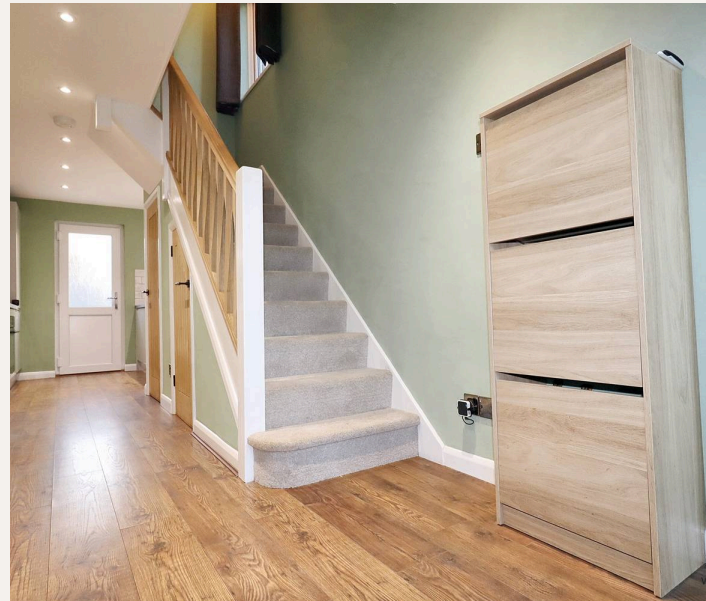
INTRODUCTION

This stunning three-bedroom semi-detached family home has been thoughtfully upgraded and refurbished by the current owners to an exceptional standard, creating a property that perfectly blends modern style with practical living. From the moment you step inside, you'll appreciate the attention to detail and the sense of space throughout. The accommodation includes a generous 24ft open-plan lounge and dining area, a beautifully appointed kitchen, and a luxurious family bathroom. Outside, the property enjoys a large, private rear garden, a garage with rear access, and off-road parking. This is a home that truly needs to be seen to be fully appreciated.

LOCATION

Nestled in the heart of the picturesque village of Fair Oak, this property offers the best of both worlds—peaceful village living with excellent connectivity. Fair Oak is renowned for its welcoming community and boasts a range of local amenities including traditional pubs, a butcher, baker, and other independent shops.

- EASTLEIGH COUNCIL - BAND C
- EPC GRADE C - FREEHOLD
- SEMI DETACHED THREE BEDROOM FAMILY HOME
- REFURBISHED BY THE CURRENT OWNER
- 24FT OPEN PLAN LIVING/DINING ROOM
- GALLEY STYLE MODERN KITCHEN
- SHOWER ROOM
- SOUTH FACING GARDEN
- GARAGE & OFF ROAD PARKING





INSIDE

On entering the property, you are greeted by a spacious and welcoming hallway finished with attractive oak-effect flooring, with stairs leading to the first floor. To one side, the impressive 24ft lounge/dining room is flooded with natural light thanks to its dual aspect design, featuring a large front-facing window and French doors that open out onto the raised patio area and the rear garden. The generous proportions of the room provide ample space for both living and dining furniture—perfect for family gatherings or entertaining friends.

The kitchen has been beautifully fitted with a range of gloss grey handle less wall and base units, complemented by composite worktops and wood flooring that flows throughout the ground floor. There is a range of integrated appliances including an oven, gas hob, washing machine, fridge and freezer, a door leads directly out to the patio area and rear garden, making this a practical and well-designed space for everyday living.

Upstairs, the landing offers loft access and leads to three well-proportioned bedrooms. The master bedroom is a generous double with a front-facing window, while the second bedroom is another spacious double overlooking the rear garden. Bedroom three, currently used as a home office, would make an ideal single bedroom or nursery. The shower room has been finished to a high standard with a double walk-in shower, pedestal wash hand basin, low level W/C, a heated towel rail and complimentary tiling to the walls and floor.



OUTSIDE

The front of the property features a garden which has been laid to decorative stone, a pathway and steps leading to the front door, along with gated side access to the rear. The rear garden is a good size and offers a raised patio seating area, perfect for outdoor dining and summer barbecues, with the remainder laid to lawn, providing plenty of space for children to play or for keen gardeners to enjoy. At the rear of the garden, you will find the garage, which benefits from an up-and-over door and additional off-road parking.

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: Fibre to the Cabinet Broadband Up to 1000 Mbps upload speed Up to 1000 Mbps download speed. This is based on information provided by Openreach.

T: 023 8202 2199
457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ
E: fair oak@whiteandguard.com
W: whiteandguard.com

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.

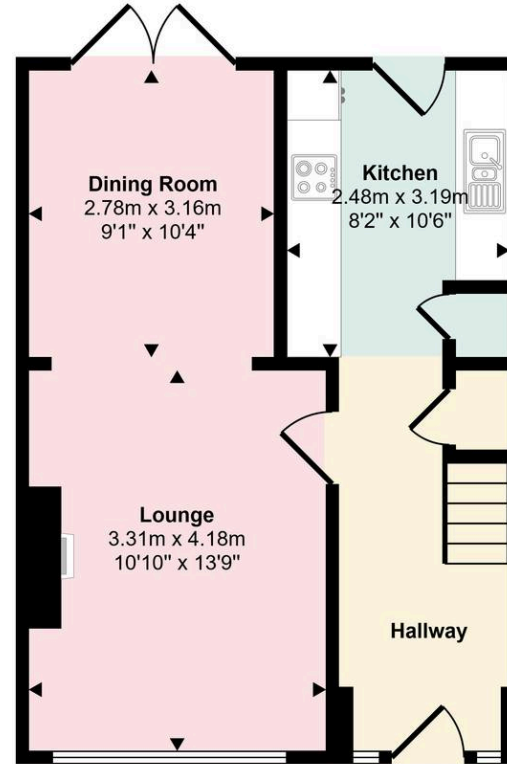
DISCLAIMER

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

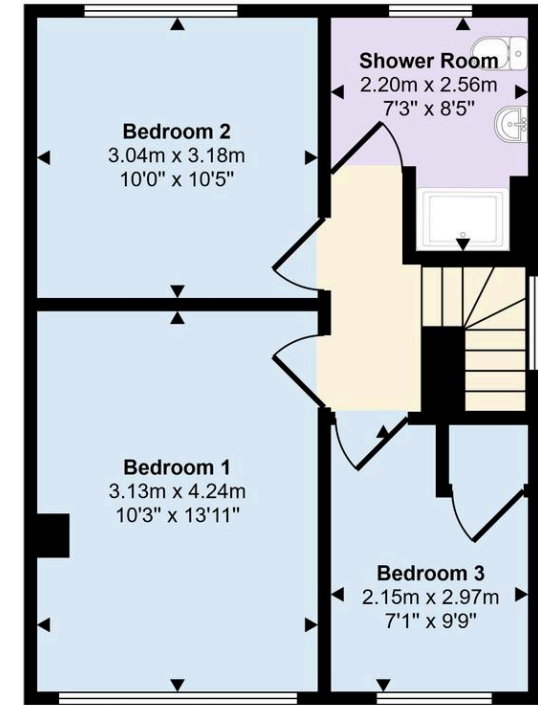
rightmove **OnTheMarket** **Zoopla**



Approx Gross Internal Area
81 sq m / 874 sq ft



Ground Floor
Approx 41 sq m / 436 sq ft



First Floor
Approx 41 sq m / 437 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.