



Rowe  
& Co.

4 Cedar Wood Close, Fair Oak

Eastleigh

£550,000





## 4 Cedar Wood Close

Fair Oak, Eastleigh

This ever-desirable four-bedroom detached home is set within one of Fair Oaks' most renowned and sought-after locations. Finished to a high modern standard throughout and extending to approximately 1,755 sq ft, the accommodation comprises a stunning entrance hall, lounge, dining room, conservatory, kitchen/breakfast room, separate utility room and cloakroom. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a contemporary family bathroom. Externally, the property further benefits from a garage, driveway parking and a secluded rear garden.

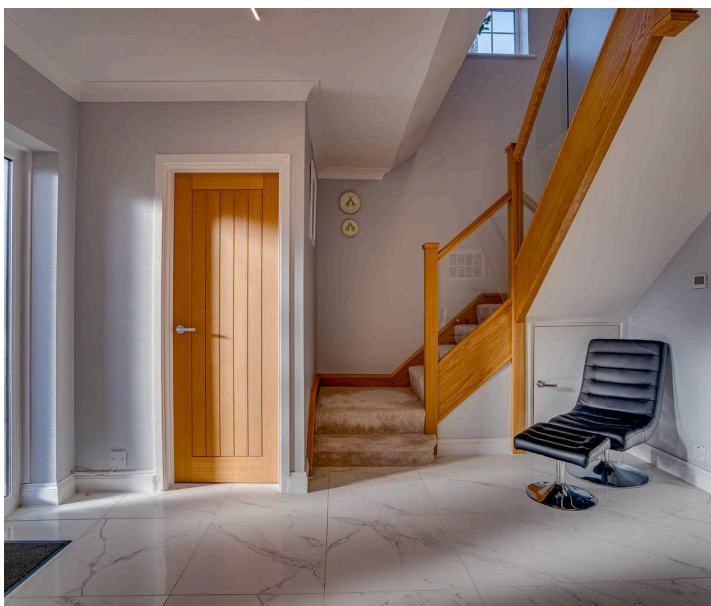
Fair Oak is a popular semi-rural village within the Borough of Eastleigh, renowned for its peaceful lifestyle and strong community feel. The village offers convenient transport links to Winchester, Hedge End and Eastleigh, while the centre provides a range of everyday amenities including a chemist, post office facilities and several convenience shops. Local schooling is highly regarded, with the infant, junior and secondary schools all achieving a "Good" rating in their most recent OFSTED inspections.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Requested Cul De Sac Location
- Garage & Driveway
- En-Suite To Master
- Under Floor Heating
- Utility & Cloakroom





## 4 Cedar Wood Close

Fair Oak, Eastleigh

### INSIDE

You enter the property through a striking entrance hall featuring a beautiful glass staircase and a stylish cloakroom with WC. Double doors open into an impressive 18ft sitting room, with a further set of double doors leading through to the dining room.

To the rear, a well-designed conservatory provides an elegant additional living space with access to the rear garden. The kitchen is fully fitted with an attractive range of wall and base units, offering space for freestanding appliances and a breakfast table. This leads into a practical utility room with a separate sink, plumbing, and additional fitted storage. The garage also benefits from plumbing, if required.

The entrance hall, kitchen, and utility room all feature underfloor heating. The first floor offers four well-proportioned bedrooms. The principal bedroom benefits from modern en suite facilities, while bedrooms one and two feature built-in wardrobes. Bedrooms three and four are served by a contemporary three-piece family bathroom suite.

### OUTSIDE

To the front of the property is a driveway providing off-road parking for two vehicles, with additional space available if required by converting the remainder of the gravelled front garden. The garage is accessed via an up-and-over door and benefits from power and lighting. The rear garden is fully enclosed, offering a high degree of privacy, and features a combination of brick-paved patio and lawn, complemented by shrub borders and areas of wildflowers.





1 Rufus Court, 103 Winchester Road  
Chandlers Ford,  
SO53 2GG

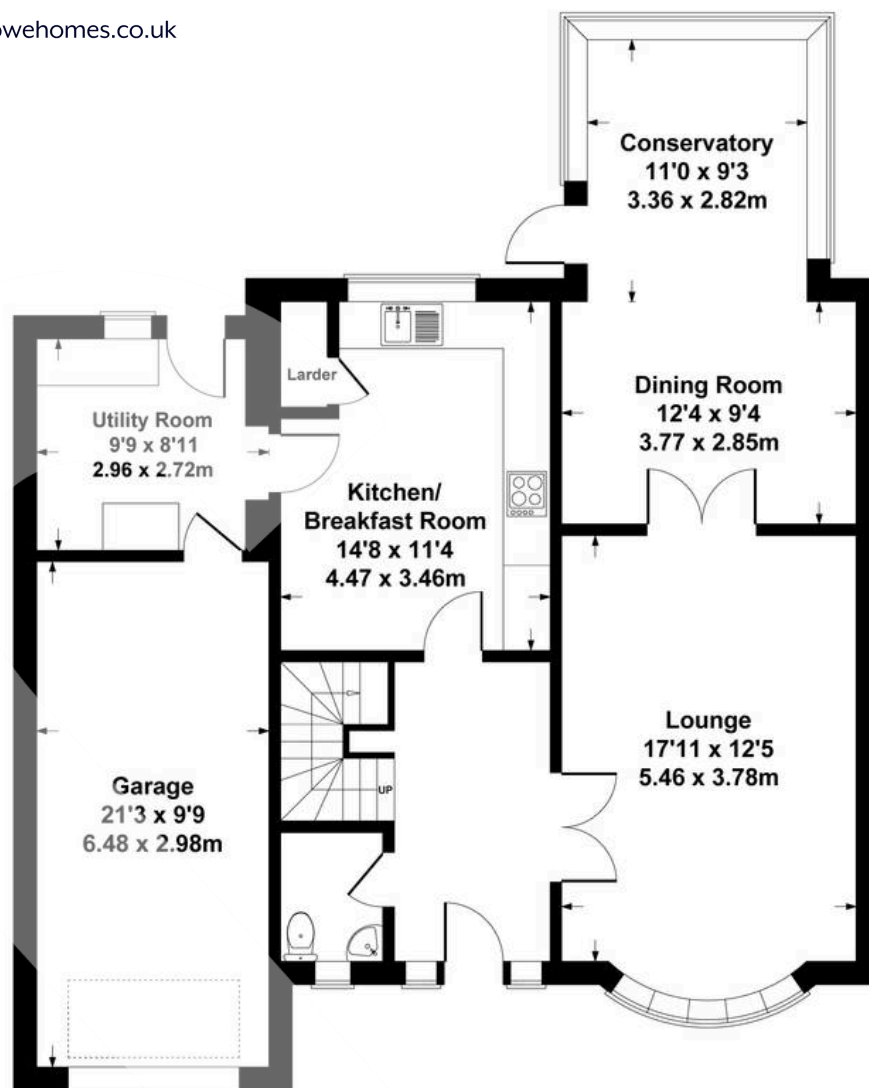
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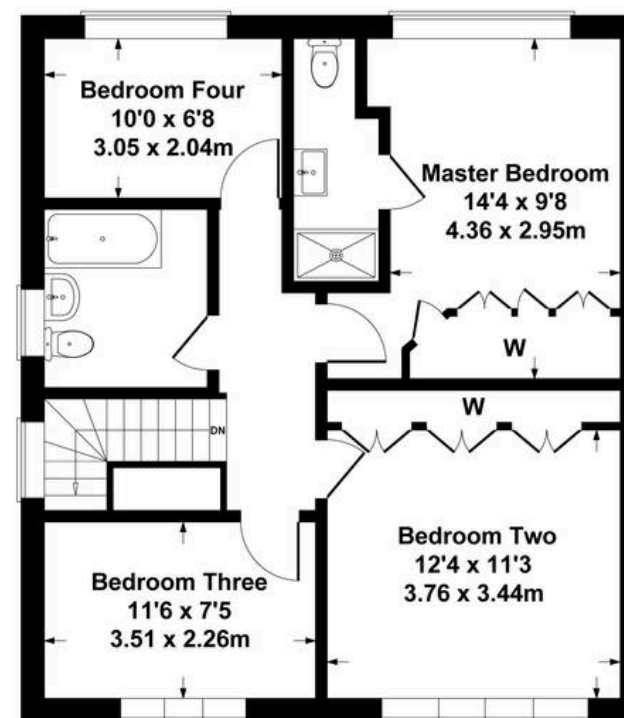
Approximate Gross Internal Area  
1755 sq ft - 163 sq m  
(Including Garage)

**REQUEST  
VIEWING**

(GOTTA BE QUICK!)



**GROUND FLOOR**



**FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.