



18 Malvern Close, Fair Oak - SO50 7GF
£350,000

WHITE & GUARD

18 Malvern Close

Fair Oak, Eastleigh

INTRODUCTION

An immaculately appointed and beautifully styled two-bedroom contemporary home, finished to an exceptional standard throughout. This elegant property effortlessly blends modern design with everyday comfort, creating a home ideally suited to discerning buyers seeking both style and practicality. Situated within a quiet cul-de-sac in the highly regarded Crowdhill development in Fair oak

LOCATION

Set within the highly regarded Crowdhill development, the property enjoys convenient access to local amenities, well-regarded schools and excellent transport links. The location offers a balance of peaceful surroundings—close to bridle paths and attractive countryside walks—while remaining within the catchment for the popular Fair Oak Primary School and Wyvern College, making it an appealing choice for a wide range of buyers.

- EASTLEIGH COUNCIL BAND C
- EPC RATING B
- FREEHOLD
- IMMACULATELY PRESENTED TWO-BEDROOM HOME
- FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- ENSUITE TO MASTER BEDROOM
- QUIET CUL-DE-SAC POSITION
- SITUATED IN THE SOUGHT-AFTER VILLAGE OF FAIR OAK
- THOUGHTFULLY LANDSCAPED REAR GARDEN
- TWO ALLOCATED PARKING SPACES

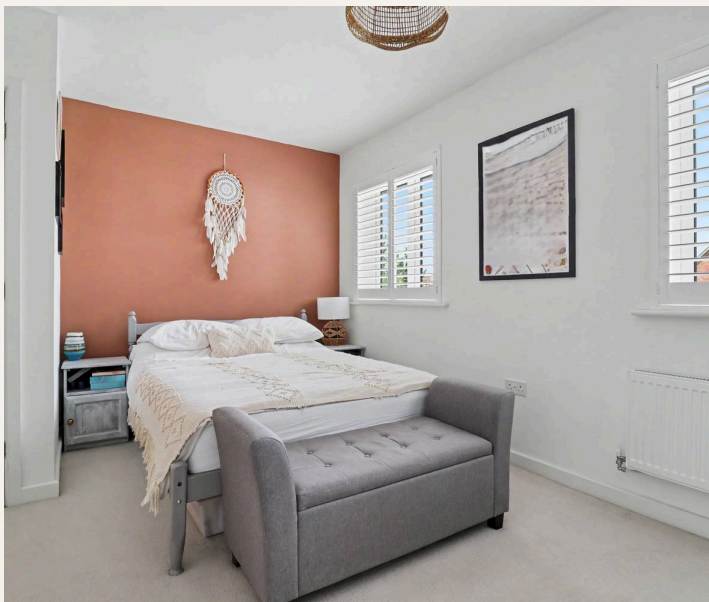




INSIDE

A welcoming entrance hall sets the tone for the home, leading through to a superbly presented sitting room at the front. Bathed in natural light, this space offers a calm and sophisticated setting, perfectly suited to both relaxation and entertaining. To the rear, the property opens into a stunning kitchen/dining room, thoughtfully designed as the social heart of the home. The kitchen is appointed with a sleek range of contemporary cabinetry, complemented by warm wooden work surfaces and integrated appliances. The dining area is generously proportioned, with French doors opening onto the garden and creating a seamless flow between indoor and outdoor living—ideal for hosting and summer dining. A well-designed utility area enhances practicality, while a stylish cloakroom adds to the overall convenience of the ground floor layout.

The first floor continues the home's refined aesthetic, offering two beautifully presented double bedrooms. The principal suite is particularly impressive, benefitting from fitted storage and an elegant en-suite shower room, finished with modern fixtures and a clean, contemporary palette. The second bedroom is equally well-proportioned, currently arranged as a guest bedroom and home workspace, demonstrating the versatility of the accommodation. A sleek and modern family bathroom completes the upstairs, featuring a well-appointed suite with a bath and overhead shower.



OUTSIDE

The rear garden has been thoughtfully landscaped to provide a private and tranquil outdoor retreat. A combination of patio seating areas and lawn creates a versatile space for both relaxation and entertaining, with mature planting adding colour and texture throughout. The garden enjoys a high degree of privacy and benefits from direct access via the kitchen/dining room, further enhancing the lifestyle appeal of the home.

To the front there are two allocated parking spaces along with visitor 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 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

Estate Service Charge is £15.40 per month

T: 023 8202 2199

457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ
E: fairoak@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 £30 + VAT per applicant.

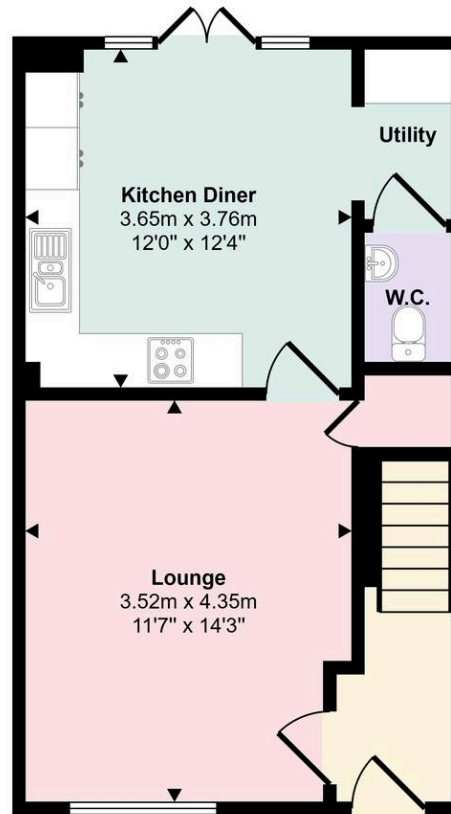
Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

DISCLAIMER

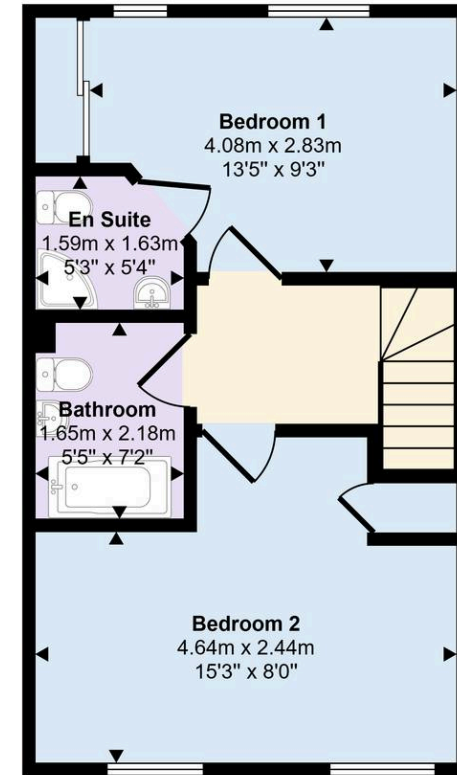
These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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.



**Approx Gross Internal Area
78 sq m / 840 sq ft**



Ground Floor
Approx 40 sq m / 426 sq ft



First Floor
Approx 38 sq m / 414 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.