



Copse Cottage Glebe Court, Fair Oak - SO50 7BE
£650,000

WHITE & GUARD

Copse Cottage Glebe Court

Fair Oak, Eastleigh

INTRODUCTION

Occupying an enviable position within an exclusive cul-de-sac and enjoying a wonderful backdrop, this beautifully presented detached family home offers spacious and versatile accommodation ideally suited to modern living. The property combines contemporary styling with well-proportioned living spaces, centred around an impressive open-plan kitchen/dining/family room with bi-fold doors that open directly onto a patio area and into the rear garden. Having been exceptionally well maintained throughout, the home provides a perfect balance of family accommodation, entertaining space and home working flexibility.

LOCATION

Glebe Court is a select and highly regarded residential development within Fair Oak, positioned close to a range of local amenities, reputable schools and recreational facilities. Fair Oak continues to be one of the area's most sought-after villages, offering a strong community atmosphere whilst remaining conveniently placed for Eastleigh, Winchester and Southampton. Excellent road and rail links are readily accessible, making the property particularly appealing for commuters and families alike.

- EPC RATING B
- FREEHOLD
- EASTLEIGH COUNCIL BAND E
- EXCLUSIVE CUL-DE-SAC POSITION
- BEAUTIFULLY PRESENTED DETACHED HOME
- STUNNING OPEN-PLAN KITCHEN/FAMILY ROOM
- GENEROUS DRIVEWAY WITH AMPLE OFF-ROAD PARKING
- GARAGE
- LANDSCAPED REAR GARDEN BACKING DIRECTLY ONTO OPEN FIELDS





INSIDE

A welcoming entrance hall provides access to the principal ground floor accommodation. To the front of the property is a spacious sitting room, beautifully decorated and enjoying a pleasant outlook over the cul-de-sac. The heart of the home is the superb open-plan kitchen/dining/family room, offering an excellent sociable space for both everyday family life and entertaining. The kitchen is fitted with an attractive range of contemporary units complemented by wood-effect worktops and integrated appliances, whilst the dining and family area benefits from French doors that flood the room with natural light and provide seamless access onto the patio for al fresco dining. A utility room offers extra storage space as well as spaces for a washing machine and tumble dryer and internal access into the garage. A separate study offers an ideal home office, together with a convenient ground floor cloakroom.

The first floor provides four well-proportioned bedrooms. The generously sized principal bedroom is served by a modern en-suite shower room, whilst the remaining bedrooms are all of an excellent size and offer flexibility for growing families, guests or additional workspace. A stylish family bathroom, finished with contemporary tiling and quality sanitaryware, serves the remaining accommodation.

Throughout the property, the décor is neutral and modern, creating a bright and welcoming atmosphere ready for immediate occupation.

OUTSIDE

To the front of the property is a substantial driveway providing ample off-road parking and access to the attached garage. The attractive brick elevations and private cul-de-sac setting create excellent kerb appeal.

The rear garden is a particular feature of the home. A generous paved terrace provides the ideal setting for outdoor dining and entertaining, whilst the lawned garden extends towards a mature tree-lined boundary. Backing directly onto fields, the garden enjoys a high degree of privacy and a delightful green outlook, creating a peaceful environment rarely found within modern developments.



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 based on information provided by Openreach.

T: 023 8202 2199

457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ

E: fairoak@whiteandguard.com

W: whiteandguard.com

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 £40 + VAT for these checks 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 £40 + VAT for these checks 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.

