



15 Athena Close, Fair Oak - SO50 8QP

In Excess of £380,000

WHITE & GUARD

15 Athena Close

Fair Oak, Eastleigh

This three bedroom detached family home is located within the popular area of Fair oak is within catchment for Fair Oak primary school and Wyvern College for 11-16 year olds. Accommodation on the ground floor briefly comprises of a spacious triple aspect lounge/diner, Modern fitted kitchen, the garage which has been converted into a family room/study and a conservatory which overlooks the garden. On the first floor there is three well-proportioned bedrooms and a modern four piece family bathroom. The property is set within a corner of a quiet cul de sac and sides onto woodland which gives it a real sense of seclusion and also benefits from driveway parking for numerous vehicles to the front and a beautifully landscaped and tiered garden to the rear. To fully appreciate both the property's location and the accommodation on offer an early viewing comes highly recommended

LOCATION

The property is set within a quiet cul de sac which is in the highly sought after area of Fair Oak and gives catchment to Fair Oak's primary schools and is only minutes away from Wyvern College which caters for 11-16-year-olds and has academy status. Hedge End's retail park, which includes M&S and Sainsburys, is also nearby, as is Eastleigh's thriving town centre, which offers a broad range of shops and amenities including a mainline train station. Southampton Airport and all main motorway access routes are also within easy reach.

- EASTLEIGH COUNCIL BAND D
- FREEHOLD
- EPC RATING C
- THREE BEDROOM DETACHED HOME
- SPACIOUS LOUNGE DINER
- MODERN KITCHEN
- DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES
- LANDSCAPED REAR GARDEN





INSIDE

upon entering the property you are welcomed by the entrance hall which has a door into the family room/study and the Lounge/diner, which in turn has stairs leading up to the first floor. The family room/study has a large window to the front aspect and double doors into the good sized storage cupboard. The lounge diner is triple aspect with windows to the front and side aspects as well as French doors that lead out to the conservatory. The kitchen has a double glazed window to the rear aspect that overlooks the garden and has been fitted with a superb range of gloss white eye level cupboards and matching base units with wooden butcher block style work surfaces, an inset granite sink and tiled splash backs. There is a fitted double oven and induction hob with a built in extractor hood over, as well as an integrated fridge freezer, washing machine and dishwasher. The conservatory has double glazed windows to all sides which overlook the garden and French doors that open up onto the patio area.

The first floor landing has a storage cupboard, access to the loft space and doors leading to all three bedrooms and the bathroom. The master bedroom is a good size with double glazed window to the front aspect and a built in double wardrobe. The family bathroom is alongside this with an obscured double glazed window to the rear and has been fitted with a modern white four piece suite comprising a panel enclosed bath, a wall hung vanity unit with storage beneath and an inset sink with chrome mixer tap, a low level W/C, a quadrant shower enclosure with a chrome mixer bar shower over and complimentary tiling to the walls and floor, Both Bedrooms two and three are to the front of the property with double glazed windows that overlook the rear garden and woodland.

OUTSIDE

To the front of the property there is a good sized driveway which provides off road parking for numerous vehicles, there is a gated pedestrian side access that leads to the beautifully landscaped rear garden. The rear garden has been tiered with a lower patio area which is enclosed by planted raised borders and has steps up to a further raised patio which is sheltered by a pergola and gives space and shade for alfresco dining. There is then a further raised border which has been planted with mature plants, flowers and shrubs, making the whole garden a relaxing tranquil space to relax and dine



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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.

T: 023 8202 2199

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

E: fair oak@whiteandguard.com

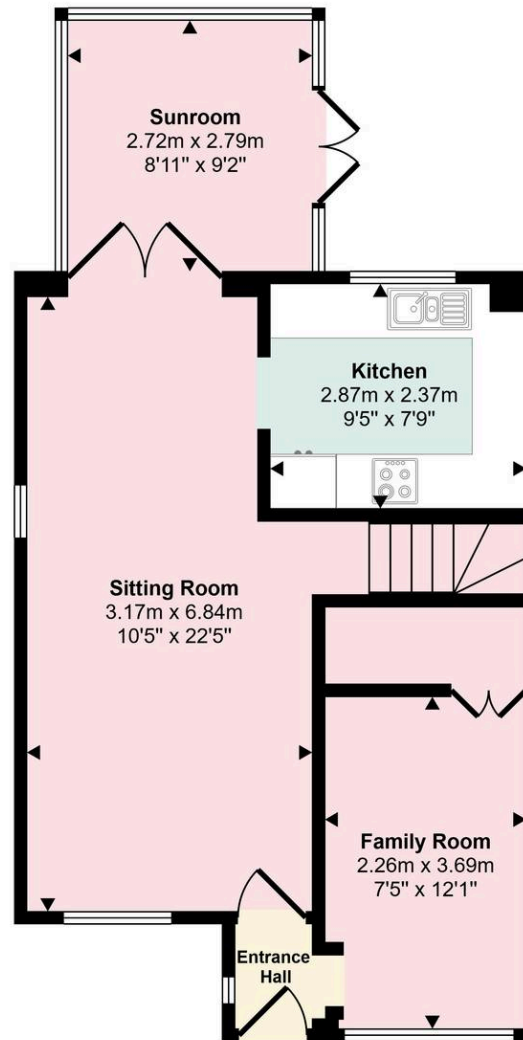
W: whiteandguard.com

Disclaimer

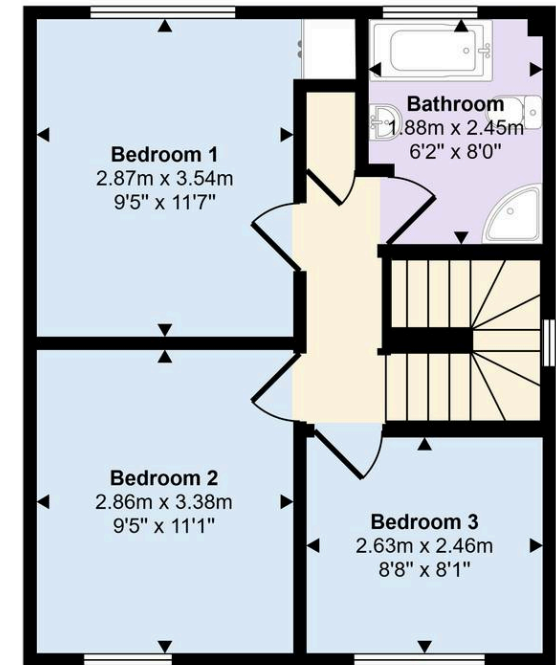
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically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



Approx Gross Internal Area
91 sq m / 975 sq ft



Ground Floor
Approx 51 sq m / 548 sq ft



First Floor
Approx 40 sq m / 427 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.