



27 Chislebourne Lane, Fair Oak - SO50 7QP
£400,000

WHITE & GUARD

27 Chislebourne Lane

Fair Oak, Eastleigh

INTRODUCTION

This beautifully presented and thoughtfully designed modern family home occupies an enviable position within a quiet and sought after residential area of Fair Oak, enjoying open views across fields to the front which provide an attractive outlook and an enhanced sense of space and privacy. The property benefits from a private driveway to the side, providing off road parking, and offers generous and well balanced accommodation ideally suited to contemporary living.

LOCATION

Situated in the ever-popular area of Fair Oak, the home is placed within easy reach of well-regarded schools, local shops, countryside walks, and transport links, making it an excellent choice for those seeking a blend of convenience and modern comfort. With its thoughtful layout, stylish presentation, and peaceful setting, this is a home that would suit a wide range of buyers, and one that truly needs to be viewed to be fully appreciated.

- EASTLEIGH COUNCIL BAND D
- EPC RATING B
- FREEHOLD
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOM SEMI DETACHED HOME
- MODERN FITTED KITCHEN
- LOUNGE / DINING ROOM
- PRIVATE ENCLOSED GARDEN
- DRIVEWAY WITH OFF ROAD PARKING





INSIDE

The property is entered via a welcoming hallway with neutral décor and contemporary finishes, setting the tone for the rest of the home. A modern cloakroom is conveniently positioned on the ground floor, finished with stylish fittings. The modern fitted kitchen is both stylish and practical, offering an excellent range of high-gloss wall and base units, complementing work surfaces and integrated appliances. A rear-facing window overlooks the garden, adding to the light and airy feel, while the layout provides generous preparation and storage space. To the rear, the home opens into a bright and spacious open-plan sitting/dining room, featuring elegant panelling, soft neutral tones and ample space for both relaxation and entertaining. Double doors provide seamless access to the rear garden, allowing natural light to flood the space while creating a wonderful indoor-outdoor flow.

The first floor offers well-proportioned bedrooms, each presented to a high standard with neutral décor and excellent natural light. The principal bedroom is particularly inviting, offering a good sized double fitted wardrobe. The remaining bedrooms are versatile and well suited for family living, home working or guest accommodation. Serving the first floor is a contemporary family bathroom, finished with modern tiling and a crisp white suite including bath with shower over, pedestal wash basin and WC.

OUTSIDE

Externally, the property is set back behind a neatly maintained front garden with a private driveway providing off road parking and a pathway to the front entrance. The enclosed rear garden is predominantly laid to lawn and offers an ideal space for families and outdoor entertaining, with a paved patio seating area and a timber shed for additional storage.



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 is based on information provided by Openreach.

Estate Service Charge is £175.86

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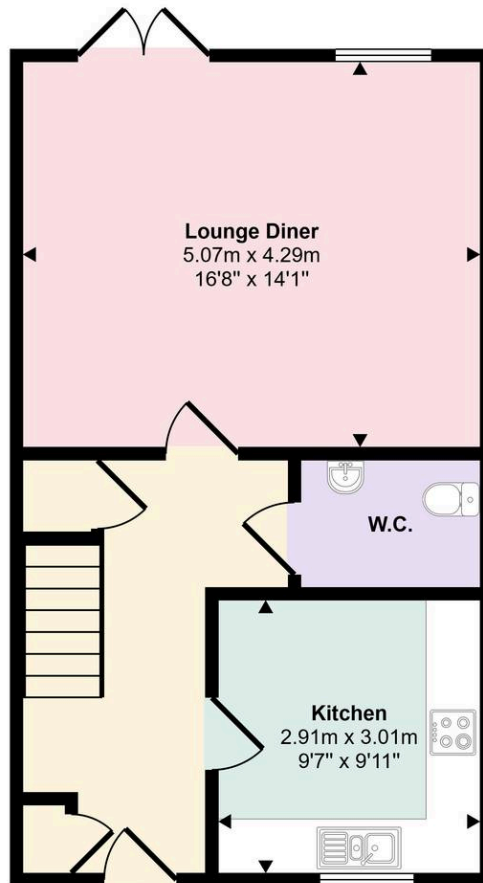
Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

DISCLAIMER

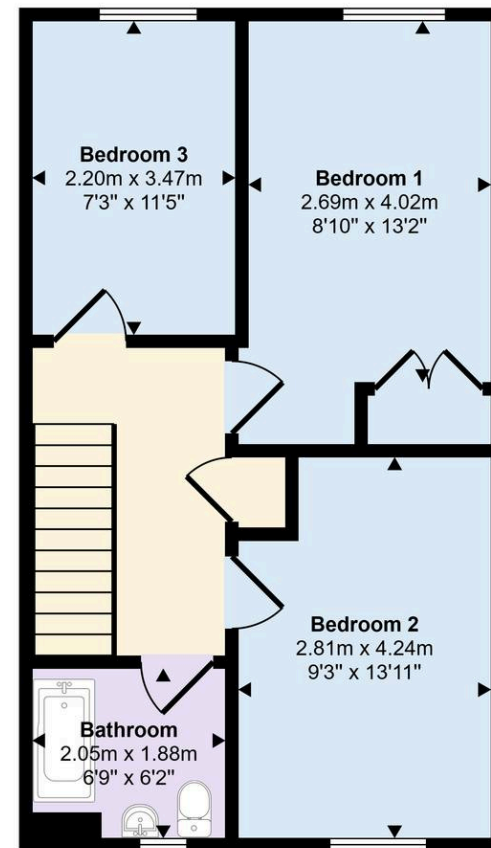
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**Approx Gross Internal Area
91 sq m / 984 sq ft**



**Ground Floor
Approx 46 sq m / 492 sq ft**



**First Floor
Approx 46 sq m / 492 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.