



57 Savernake Way, Fair Oak - SO50 7FA

In Excess of £600,000

WHITE & GUARD

# 57 Savernake Way

## Fair Oak, Eastleigh

### INTRODUCTION

A beautifully presented three storey family home, positioned in a quiet cul de sac setting within one of Fair Oak's most desirable modern developments is this impressive, detached home which offers generous accommodation arranged over three floors. It has been decorated throughout with a bright, contemporary interior and thoughtfully upgraded and exceptionally well cared for by its current owners. The property boasts a dual aspect lounge, study, kitchen diner with utility room, four bedrooms, with the master and second bedroom benefitting from ensuite shower rooms and a family bathroom. Outside you will find a landscaped corner plot garden, driveway parking, and a detached garage.

### LOCATION

The property enjoys a peaceful location within the development, close to bridle paths and some lovely countryside walks. Also within catchment for the popular Fair Oak Primary School and Wyvern College, which caters for 11-16 year-olds. Hedge End with its retail park which includes M&S and Sainsburys and both Winchester and Eastleigh with its thriving town centre are just a short drive away, with both Eastleigh train station and Southampton airport and all main motorway access routes being within easy reach.

- EPC RATING B
- FREEHOLD
- EASTLEIGH COUNCIL BAND F
- FOUR BEDROOM DETACHED THREE STOREY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOUNGE AND STUDY
- STUNNING KITCHEN DINING ROOM
- TWO ENSUITES AND FAMILY BATHROOM
- CORNER PLOT LANDSCAPED GARDEN
- GARAGE AND DRIVEWAY





## INSIDE

The heart of the home is the stunning open-plan kitchen and dining area, designed with modern living in mind. The kitchen features sleek white cabinetry, wood block worktops, an array of integrated appliances, and a large window that frames the green opposite beautifully. The adjoining dining space includes fitted bench seating, creating a warm and social area ideal for entertaining, with French doors opening directly onto the garden. A separate utility room provides further storage and appliance space. The dual aspect lounge at the rear offers a calm and stylish setting with soft décor, plush carpeting, and French doors allowing natural light to flood in. A highly versatile study benefits from lots of natural light and generous wall space, which serves perfectly as a dedicated home office, creative workspace or reading room. The ground floor is completed by a well-presented cloakroom with contemporary sanitary ware and neutral finishes.

The first floor provides three excellent light and bright bedrooms, with bedroom two being notably spacious, with dual-aspect windows, a walk in wardrobe and modern ensuite shower room. Two further bedrooms on this level are tastefully decorated, bedroom three also benefits from being a dual aspect room and both benefit from pleasant outlooks across the surrounding green and gardens. This floor also offers a modern family bathroom, fitted with a separate shower enclosure, a full-sized bath, tiled finishes, and a clean, bright aesthetic.

The top floor is dedicated to a superb principal bedroom suite, creating a private retreat away from the main living areas. The room features generous proportions, soft colours and excellent light due to the combination of dormer and roofline windows. A stylish en suite shower room completes the suite, finished with contemporary tiling and quality fittings.

## OUTSIDE

The rear garden has been thoughtfully landscaped to create both usable lawn space and a sociable patio terrace. The sun-filled seating area is perfectly positioned for outdoor dining and relaxing, with attractive fencing providing a sense of privacy. The side garden is enclosed by hedging with a gate that leads out to the front and has been mainly laid to lawn. A detached garage sits to the rear, accessed via a long driveway offering ample off-road 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:** 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 between £150-£200 per annum

**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 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.

