



24 Brendon Gardens, Fair Oak - SO50 7GG
£385,000

WHITE & GUARD

24 Brendon Gardens

Fair Oak, Eastleigh

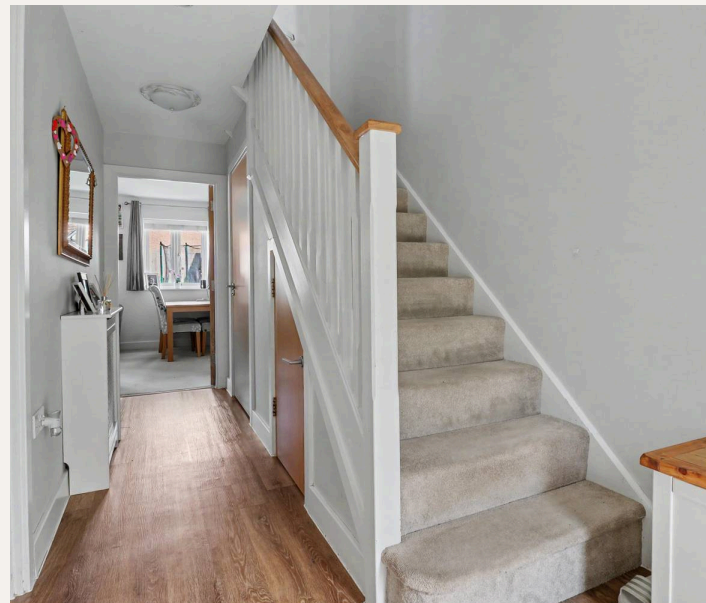
INTRODUCTION

A beautifully presented and thoughtfully arranged three-bedroom modern townhouse, occupying a desirable position within this attractive and sought-after development in Fair Oak. Offering versatile accommodation arranged across three floors, this superb home combines contemporary styling with well-proportioned living spaces, ideal for modern family living. The property boasts a generous open-plan living/dining area, modern fitted kitchen, Cloakroom, three bedrooms with a superb top-floor master suite with en suite shower room, family bathroom, two allocated parking spaces and an enclosed rear garden.

LOCATION

Situated within the ever-popular village of Fair Oak, Brendon Gardens enjoys a prime position close to a range of local amenities including shops, schools and leisure facilities. The nearby towns of Eastleigh and Winchester, along with the city of Southampton, are all easily accessible, offering a wider selection of shopping, dining and entertainment options. Excellent transport connections are available, including railway links and convenient access to the M27 and M3 motorway networks, making this an ideal location for commuters.

- EASTLEIGH COUNCIL BAND D
- EPC RATING B
- FREEHOLD
- BEAUTIFULLY PRESENTED THREE-BEDROOM MODERN TOWNHOUSE
- GENEROUS OPEN-PLAN LIVING/DINING AREA
- MODERN FITTED KITCHEN
- IMPRESSIVE TOP-FLOOR BEDROOM WITH EN SUITE
- ENCLOSED REAR GARDEN
- TWO ALLOCATED PARKING SPACES





INSIDE

Upon entering, a welcoming hallway provides access to a modern fitted kitchen positioned to the front of the property. The kitchen offers a range of wall and base units with integrated appliances and worktop space, providing a practical cooking environment. To the rear, a spacious open-plan sitting/dining room forms the heart of the home, benefitting from excellent natural light via French doors opening directly onto the garden. This is a fantastic space for both relaxing and entertaining. A convenient cloakroom/WC completes the ground floor accommodation.

The first floor comprises two well-proportioned bedrooms, both enjoying pleasant outlooks. These are served by a contemporary family bathroom fitted with a modern suite. The entire top floor is dedicated to an impressive principal bedroom suite. This spacious room provides ample space for bedroom furniture alongside additional seating or dressing areas, enhanced by Velux windows allowing in plenty of natural light. The suite is complemented by a modern en-suite shower room, creating a private and luxurious retreat

OUTSIDE

The property enjoys a landscaped rear garden featuring artificial lawn for ease of maintenance, alongside a raised decking area ideal for outdoor dining. The garden offers a practical and family-friendly space with a good degree of privacy. To the front, there is an attractive garden and direct access into stoke park woods, the property also benefits from two allocated parking spaces to the side



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

Service charge bill for the period 01/06/2026 to 31/05/2027 is £184.78

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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.

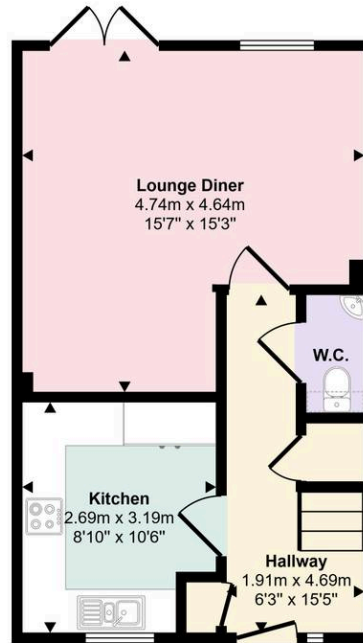
Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

DISCLAIMER

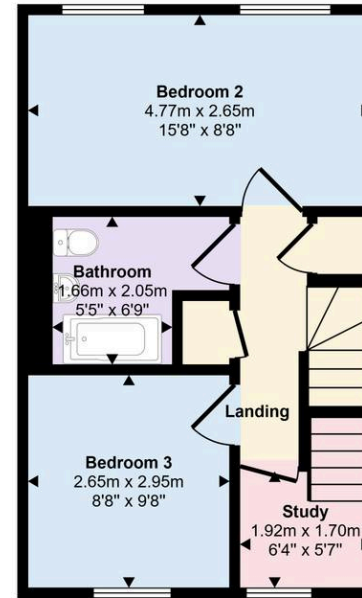
These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically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



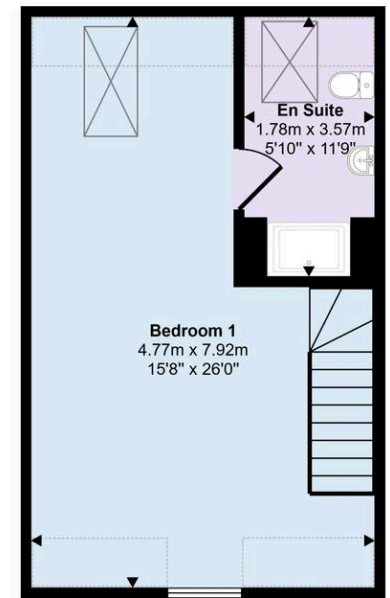
Approx Gross Internal Area
113 sq m / 1221 sq ft



Ground Floor
Approx 38 sq m / 410 sq ft



First Floor
Approx 38 sq m / 406 sq ft



Second Floor
Approx 38 sq m / 405 sq ft

Denotes head height below 1.5m

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.