

**Rowe  
& Co.**

WOODERSON CLOSE

**1 Wooderson Close, Fair Oak**

Eastleigh

**£350,000**

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& Co.**



## 1 Wooderson Close

Fair Oak, Eastleigh

This wonderful three-bedroom semi-detached home has been tastefully finished by the current owners and is ideally located just a stone's throw from the tranquil Stoke Park Woods, making it perfect for families. The ground floor accommodation comprises an entrance porch, a spacious lounge, a dining room, and a well-appointed kitchen. Upstairs, the property offers three bedrooms and a modern family bathroom. Externally, the home benefits from a garage and driveway, along with a secluded rear garden—ideal for relaxing or entertaining.

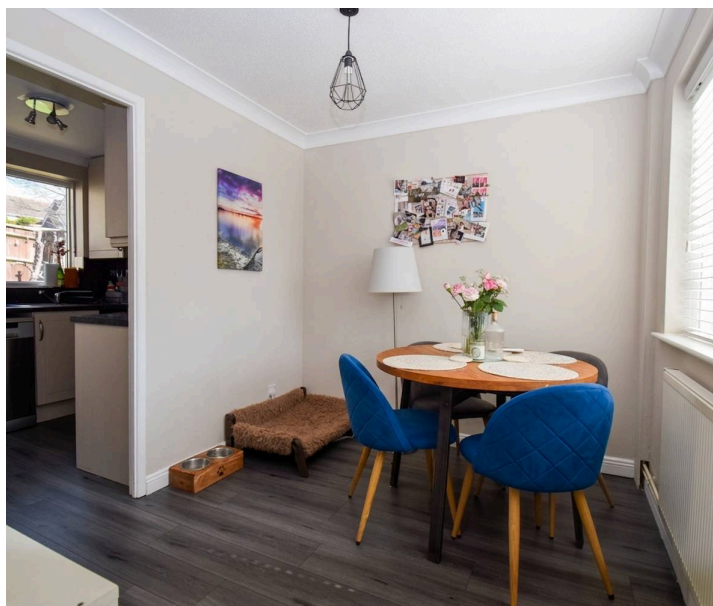
Set within the village of Fair Oak, only a short drive from the historic city of Winchester. Fair Oak is an excellent community which offers many shops, popular restaurants, well regarded schools and a network of footpaths and bridleways for walking and riding in the surrounding woodlands and countryside. Eastleigh town centre is only a 10 minute drive away with its variety of shops, restaurants, sports facilities and a new cinema and bowling complex. The area enjoys excellent transport links via the M27, M3 and railway networks.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three Bedrooms
- Garage & Driveway
- Close Proximity To Stoke Park Woods
- Modern Bathroom



# 1 Wooderson Close

Fair Oak, Eastleigh

## INSIDE

The property is accessed via an entrance porch, providing a practical space for coats and shoes. A further door leads into the lounge, which features a window to the front aspect and French doors opening onto the rear garden. The room offers ample space for a variety of furniture, along with stairs rising to the first floor.

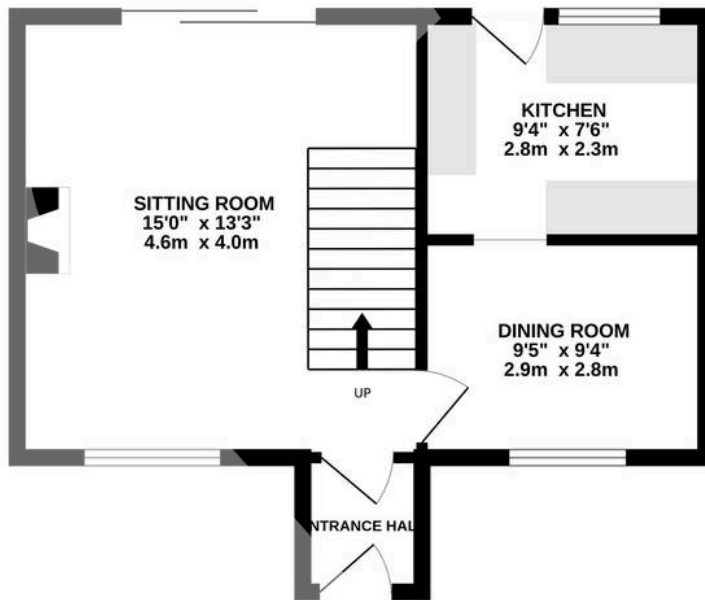
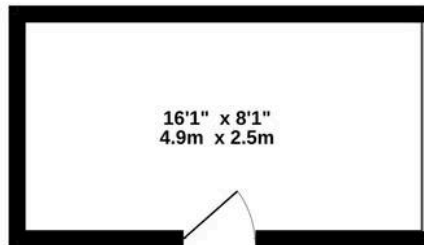
A door from the lounge leads into the dining room, which also benefits from a front-facing window and space for a table and chairs. An opening connects the dining room to the kitchen, fitted with a range of wall and base units, cupboards, and drawers, complemented by worktops. A door from the kitchen provides access to the rear garden. Upstairs, the first floor comprises three bedrooms, including a master bedroom with fitted wardrobes, and a modern family bathroom.

## OUTSIDE

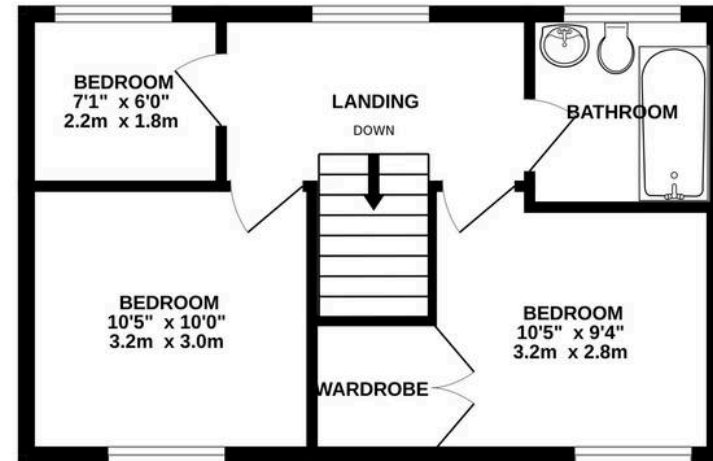
To the front of the property is a generous lawned garden with steps leading up to the front door, along with gated pedestrian access to the rear. The rear of the property features a garage and driveway. The garden to the back includes a paved seating area, with the remainder mainly laid to lawn and complemented by a variety of planted shrubs.



## GROUND FLOOR



## 1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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