



Bancroft Winchester Road, Fair Oak - SO50 7GU

Guide Price £575,000

WHITE & GUARD

# Bancroft Winchester Road

Fair Oak, Eastleigh

## INTRODUCTION

Set along a private driveway off of the highly regarded and ever desirable Winchester Road, this wonderfully spacious and light detached bungalow presents an exceptional opportunity for those seeking a home with generous proportions, superb versatility and a beautifully mature setting, with the property sitting proudly on a wide plot and offering an established atmosphere that begins the moment you arrive, creating a sense of both comfort and potential that is characteristic of homes in this coveted Fair Oak location.

## LOCATION

Situated within easy reach of Fair Oak village, local shops, scenic countryside walks and highly regarded schooling, the property occupies an enviable position along Winchester Road, offering excellent access to nearby amenities, transport links and surrounding market towns while still maintaining a peaceful residential feel, making it an ideal choice for families, downsizers or anyone looking to enjoy the balance of convenience and tranquillity that this sought after location consistently provides

- EASTLEIGH COUNCIL BAND E
- EPC RATING D
- FREEHOLD
- FOUR BEDROOM DETACHED BUNGALOW
- NO FORWARD CHAIN
- POTENTIAL TO REFURBISH
- KITCHEN DINING ROOM
- TWO SHOWER ROOMS
- GOOD SIZE REAR GARDEN
- GARAGE & DRIVEWAY





## INSIDE

Stepping inside, the accommodation unfolds with a bright and welcoming feel, starting with an airy hallway that leads effortlessly into the superb main sitting room, where a large picture window perfectly frames the open outlook and bathes the room in natural light throughout the day, creating a wonderfully inviting space that flows through attractive glazed double doors into a further reception room ideally suited as a dining room, snug or study, enhancing the home's flexibility; the bedrooms are all comfortably proportioned and enjoy pleasant garden views, offering peaceful and versatile spaces, while the property benefits from both a modern, well finished shower room with contemporary tiling and a separate wet room style facility providing excellent practicality; one of the standout features is the expansive kitchen and breakfast room stretching across the rear of the bungalow, designed with extensive cabinetry, colourful tiled splashbacks, excellent preparation space and a naturally bright atmosphere enhanced by dual aspect windows and French doors opening onto the garden, and just off this impressive family space sits a dedicated utility room that provides invaluable additional storage, appliance space and functionality, ensuring the kitchen remains beautifully open, uncluttered and perfect for everyday living and entertaining. A door from here then leads into the garage which has an up and over door and power and lighting.

## OUTSIDE

The property enjoys an excellent plot, with a wide and welcoming frontage complemented by a generous driveway offering ample parking and a garage, a neatly kept front lawn and mature boundary hedging that enhances privacy and gives the bungalow an attractive and settled presence; to the rear, the garden is a superb size, largely laid to lawn and enjoying a wonderful degree of seclusion, with established planting, shrubs and ample opportunity for landscaping, outdoor seating areas or further enhancement, all of which combine to create an inviting outdoor environment that perfectly complements the home.



**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

**T: 023 8202 2199**

457 Fair Oak Road, Fair Oak,  
Southampton, Hampshire, SO50 2AJ  
E: fairoak@whiteandguard.com  
W: whiteandguard.com

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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.

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Floorplan

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.