



27 Clementine Way, Fair Oak - SO50 7QG

In Excess of £330,000

WHITE & GUARD

27 Clementine Way

Fair Oak, Eastleigh

INTRODUCTION

Set within a peaceful and well-regarded residential setting in the highly sought-after village of Fair Oak, this beautifully presented two-bedroom home offers an outstanding combination of modern living, intelligent design, and effortless practicality. Thoughtfully arranged and finished to a consistently high standard throughout, the property provides a light-filled and welcoming environment, perfectly suited to contemporary lifestyles. The accommodation has been carefully maintained and tastefully styled, creating a turn-key opportunity for the next owners to move straight in with ease.

LOCATION

Clementine Way is situated within the sought-after parish of Fair Oak, offering a convenient lifestyle with a range of local amenities, schooling options and green spaces nearby. The property also benefits from good transport links, with access to nearby Eastleigh, Winchester and Southampton, making it an excellent choice for commuters.

- EASTLEIGH COUNCIL BAND C
- EPC RATING B
- FREEHOLD
- BEAUTIFULLY PRESENTED TWO-BEDROOM HOME
- BRIGHT AND WELL-BALANCED ACCOMMODATION THROUGHOUT
- TURN-KEY PROPERTY READY FOR IMMEDIATE OCCUPATION
- PERFECT OPPORTUNITY FOR FIRST-TIME BUYERS, DOWNSIZERS, OR INVESTORS
- SOLAR PANELS
- LOW-MAINTENANCE REAR GARDEN
- TWO ALLOCATED PARKING SPACES





INSIDE

Upon entering, you are welcomed into a light and inviting sitting room, finished in neutral tones with a feature wall that adds subtle character. The space is well-proportioned and benefits from excellent natural light, creating a comfortable and relaxing environment for everyday living. To the rear, the lounge opens into an inner lobby which has a fitted cupboard and a door into a well-appointed cloakroom, finished in a contemporary style and offering a practical addition for both residents and visitors. The stylish kitchen/dining room, thoughtfully arranged with contemporary shaker-style units and warm wood work surfaces. This space has been designed with both practicality and sociability in mind, featuring ample storage and preparation areas. French doors provide a seamless connection to the garden, allowing natural light to flood the room and creating an ideal setting for indoor-outdoor living, particularly in the warmer months.

Upstairs, the accommodation continues to impress. The principal bedroom is a well-balanced double room, offering a calm and restful atmosphere. A second bedroom provides versatility and would suit use as a nursery, home office or guest room. The family bathroom is fitted with modern white sanitaryware and complemented by a clean, contemporary finish, whilst the added benefit of a separate en-suite and a ground floor cloakroom enhances practicality and convenience—features rarely found in homes of this size.

OUTSIDE

The rear garden has been designed for ease of maintenance, featuring a welcoming patio seating area that is perfect for entertaining or relaxing. A timber shed provides useful additional storage, while the enclosed setting ensures a good degree of privacy. The property further benefits from two allocated parking spaces, conveniently positioned to the front, along with an EV charging point, providing practical and easily accessible 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 £600 per year.

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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 £40 + VAT for these checks 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 £40 + VAT for these checks per owner.

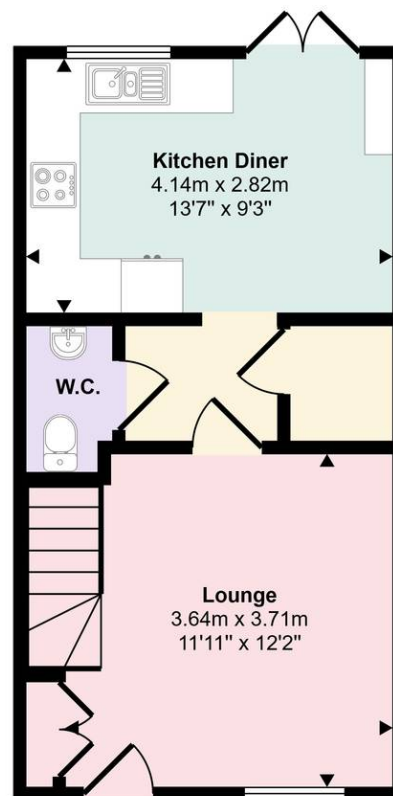
DISCLAIMER

These particulars do not 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.

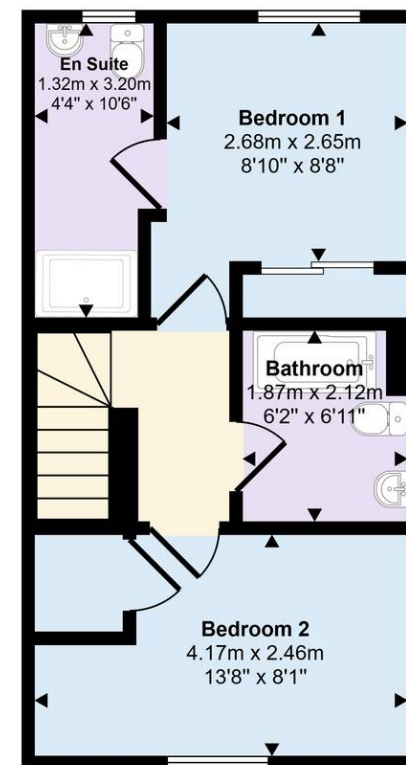
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**Approx Gross Internal Area
67 sq m / 721 sq ft**



Ground Floor
Approx 33 sq m / 357 sq ft



First Floor
Approx 34 sq m / 364 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.