



**Rowe
& Co.**

13 Samuel Jarvis Avenue, Fair Oak

Hampshire

£485,000

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& Co.**



13 Samuel Jarvis Avenue

Fair Oak, Hampshire

Built in 2020 by renowned developer Drew Smith, this stunning four-bedroom detached home is located within the highly desirable Pembers Farm development. Finished to an exceptional standard throughout, the property boasts solid oak doors and quality fittings that enhance its elegant, modern feel. Upon entering, you're welcomed by a spacious entrance hall that sets the tone for the rest of the home.

The generous living room offers a comfortable space for family relaxation, while the heart of the home is undoubtedly the stylish open-plan kitchen/dining room, complete with bi-fold doors that seamlessly connect to the rear garden—perfect for indoor-outdoor living. A convenient cloakroom completes the ground floor. Upstairs, there are four well-proportioned bedrooms, including a superb master suite with its own contemporary ensuite shower room.

A modern, well-appointed family bathroom serves the remaining bedrooms. Externally, the property offers excellent kerb appeal with a driveway providing off-road parking for multiple vehicles, a detached garage, and a beautifully landscaped rear garden—ideal for families and entertaining alike.

- Four Bedrooms
- Detached Family Home
- Garage & Driveway
- Master With En-Suite
- Built By Drew Smith



13 Samuel Jarvis Avenue

Fair Oak, Hampshire

Situated close to the heart of Fair Oak village, this property forms part of the sought-after Pembroes Farm development. Within easy walking distance of local schools, shops, and amenities, it also falls within the catchment area for the highly regarded Fair Oak Primary School and Wyvern College (ages 11–16), which benefits from academy status. The charming villages of Bishops Waltham and Botley are just a short drive away, while Eastleigh's bustling town centre and mainline railway station offer excellent transport links. For commuters, Southampton Airport and the M27 motorway provide convenient access to major destinations including Southampton, Winchester, Chichester, Portsmouth, Guildford, and London.

You are welcomed into a spacious entrance hall, featuring elegant oak doors providing access to all ground floor rooms, including a convenient cloakroom. A staircase leads to the first floor.

The cosy lounge enjoys a dual aspect with a charming bay window to the front and is laid to carpet, creating a warm and inviting space for relaxation. To the rear of the property is a stunning kitchen/dining room, beautifully designed with a modern range of wall and base units, including cupboards and drawers. There is ample space for a dining table and chairs, making it ideal for both everyday living and entertaining. A window overlooks the rear garden, while bi-folding doors open directly onto the patio, seamlessly connecting indoor and outdoor spaces. Upstairs, the first floor offers four well-proportioned bedrooms. The master bedroom benefits from a stylish and contemporary en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

To the front of the property, a tandem driveway provides off-road parking for multiple vehicles, along with gated pedestrian access leading to the rear garden and entry to the detached garage. The secluded rear garden is mainly laid to lawn, complemented by a paved seating area—ideal for outdoor relaxation or entertaining.

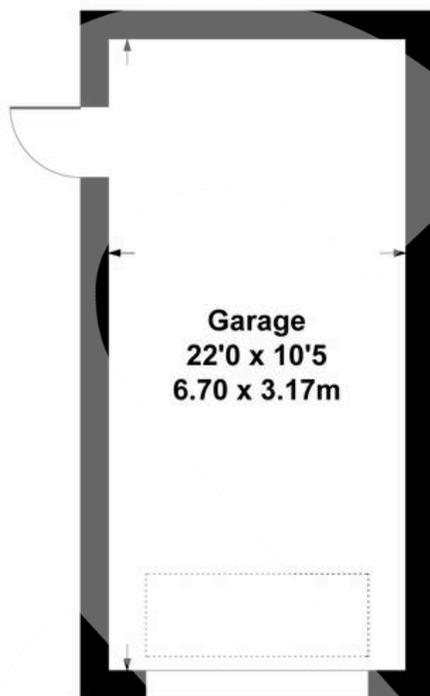


13 Samuel Jarvis Avenue

📍 1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG

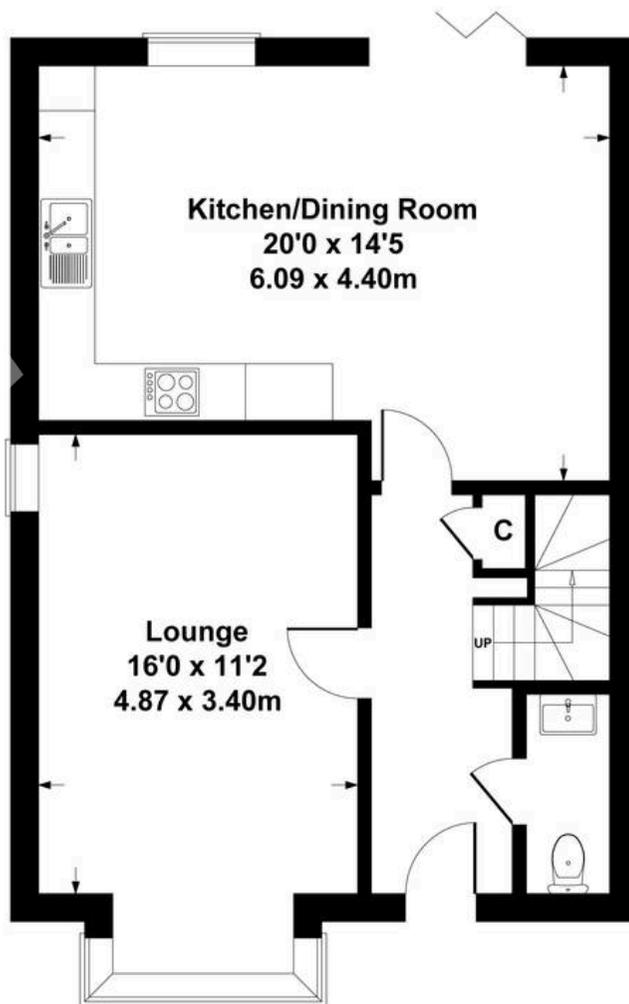
Approximate Gross Internal Area
1399 sq ft - 130 sq m
(Including Garage)

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GARAGE

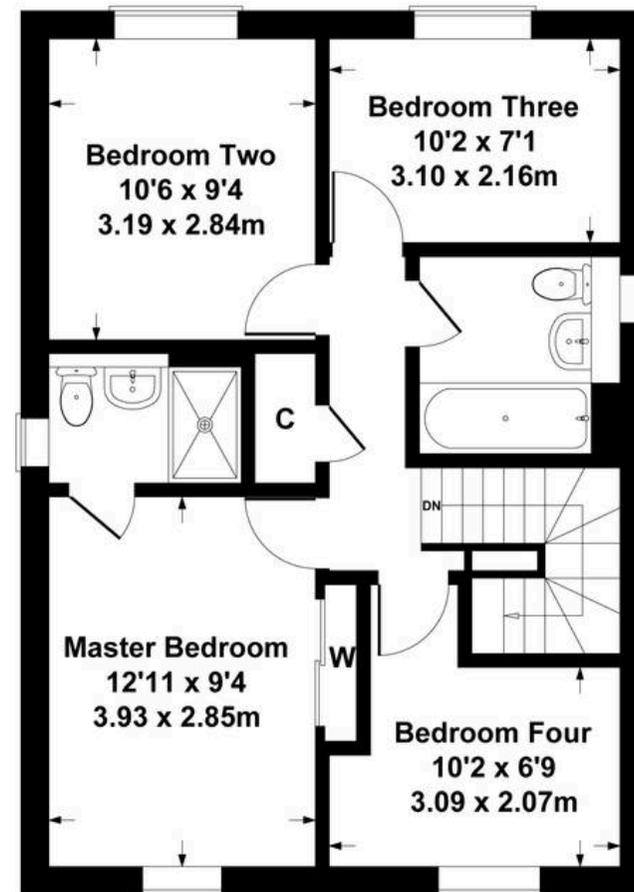
Garage
22'0 x 10'5
6.70 x 3.17m



GROUND FLOOR

Kitchen/Dining Room
20'0 x 14'5
6.09 x 4.40m

Lounge
16'0 x 11'2
4.87 x 3.40m



FIRST FLOOR

Bedroom Two
10'6 x 9'4
3.19 x 2.84m

Bedroom Three
10'2 x 7'1
3.10 x 2.16m

Master Bedroom
12'11 x 9'4
3.93 x 2.85m

Bedroom Four
10'2 x 6'9
3.09 x 2.07m

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of door rooms are approximate and no responsibility is taken for an error omission or mis-statement. These p representation purposes only and should be used as such. The services systems and appliances liste specification have not been tested by Agency Assist and no guarantee as to their operating efficiency

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

