



389 Fair Oak Road, Eastleigh - SO50 7AB
£975,000

WHITE & GUARD

389 Fair Oak Road

Eastleigh

INTRODUCTION

A truly exceptional detached six bedroom family home offering more than 3,000 sq ft of beautifully presented accommodation, occupying a generous plot along one of Fair Oak's most desirable roads. Having been extensively remodelled and enhanced by the current owners, the property effortlessly combines contemporary open-plan living with versatile reception space, creating a home perfectly suited to modern family life. The heart of the property is a spectacular open-plan kitchen, dining and family room featuring a stunning roof lantern, bi-fold doors and a bespoke fitted kitchen centred around an impressive island unit. Combined with multiple reception rooms, six versatile double bedrooms, beautifully appointed bath and shower facilities and stunning landscaped gardens, this is a rare opportunity to acquire an outstanding family residence in a highly sought-after location.

LOCATION

Situated on Fair Oak Road, one of the village's most established residential addresses, the property enjoys convenient access to Fair Oak village centre, a range of local amenities, well-regarded schools and beautiful surrounding countryside. Eastleigh town centre, Southampton Airport Parkway and the M3 and M27 motorway networks are all within easy reach, making the location ideal for families and commuters alike. Fair Oak remains one of the most desirable villages in the area, offering a wonderful blend of local convenience, community atmosphere and outdoor recreation.

- EXCEPTIONAL DETACHED SIX-BEDROOM
- GENEROUS SIZE PLOT
- STUNNING OPEN-PLAN KITCHEN/FAMILY ROOM
- FLEXIBLE LIVING SPACE WITH MULTIPLE RECEPTION ROOMS
- BEAUTIFULLY LANDSCAPED GARDENS
- AMPLE OFF-ROAD PARKING





INSIDE

A welcoming entrance hall sets the tone for the accommodation beyond, offering a bright and spacious first impression with contemporary décor and quality finishes throughout. To the front of the property is a beautifully appointed sitting room, featuring bespoke storage and display units together with a contemporary fireplace, creating an elegant yet comfortable space for everyday living. The property benefits from further reception rooms currently utilised as a piano area, a games room, offering flexibility for a variety of uses including a playroom, cinema room or additional family room. There is also a separate study off of the games room, ideal for those working from home.

Undoubtedly the centrepiece of the home is the magnificent open-plan kitchen, dining and family room. Flooded with natural light via an impressive roof lantern and extensive glazing, this stunning space has been carefully designed to provide the perfect environment for everyday family life and entertaining alike including ceiling speakers. The kitchen comprises an extensive range of contemporary shaker-style cabinetry complemented by quality work surfaces, integrated appliances and a substantial central island with breakfast bar seating. The adjoining dining area comfortably accommodates a large dining table, whilst the family seating area enjoys direct access to the rear garden through bi-folding doors, creating a seamless connection between inside and out. A spacious utility room provides excellent additional storage and laundry facilities, whilst a stylish ground floor cloakroom serves guests and family members alike. Underfloor Heating benefits all of the referenced rooms with the exception of the games room and the study.

On the first floor, the property offers six well-proportioned (double) bedrooms, four of which benefit from fitted wardrobes whilst the other two have more than adequate space for them. The principal bedroom is particularly impressive, enjoying attractive views across the rear garden and boasting a beautifully appointed en-suite shower room finished to a high standard with contemporary fittings and quality tiling. The remaining bedrooms are served by 2 modern family bathrooms, providing excellent accommodation for growing families and visiting guests alike.



OUTSIDE

The property occupies an impressive plot with beautifully landscaped gardens that have been thoughtfully designed to provide both exceptional entertaining space and extensive family-friendly outdoor areas. Immediately adjoining the rear of the property is a stunning porcelain-paved terrace extending across the width of the house. This substantial seating and dining area creates a superb setting for outdoor entertaining, with contemporary raised planters, feature lighting and ample space for al fresco dining and relaxation. Steps lead to the formal garden where a central pathway draws the eye through attractive lawns and mature planting towards a charming pergola and sheltered seating area. Established trees, shrubs and colourful borders create a wonderful sense of privacy and seclusion throughout. Beyond the formal garden lies a further expanse of lawn, demonstrating the true size of the plot and providing excellent opportunities for family recreation, children's play equipment, vegetable cultivation or future garden enhancements, subject to any necessary consents. The mature boundaries and abundance of established planting create a delightful backdrop, whilst the variety of seating areas ensures there is always a place to enjoy the outside space throughout the day.

SERVICES:

Gas, water, electricity (benefitting from Solar Panels) and mains drainage are connected. Please note that none of the services or appliances, including the Burglar Alarm system, 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.

- EASTLEIGH COUNCIL BAND E
- EPC RATING B
- FREEHOLD

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.

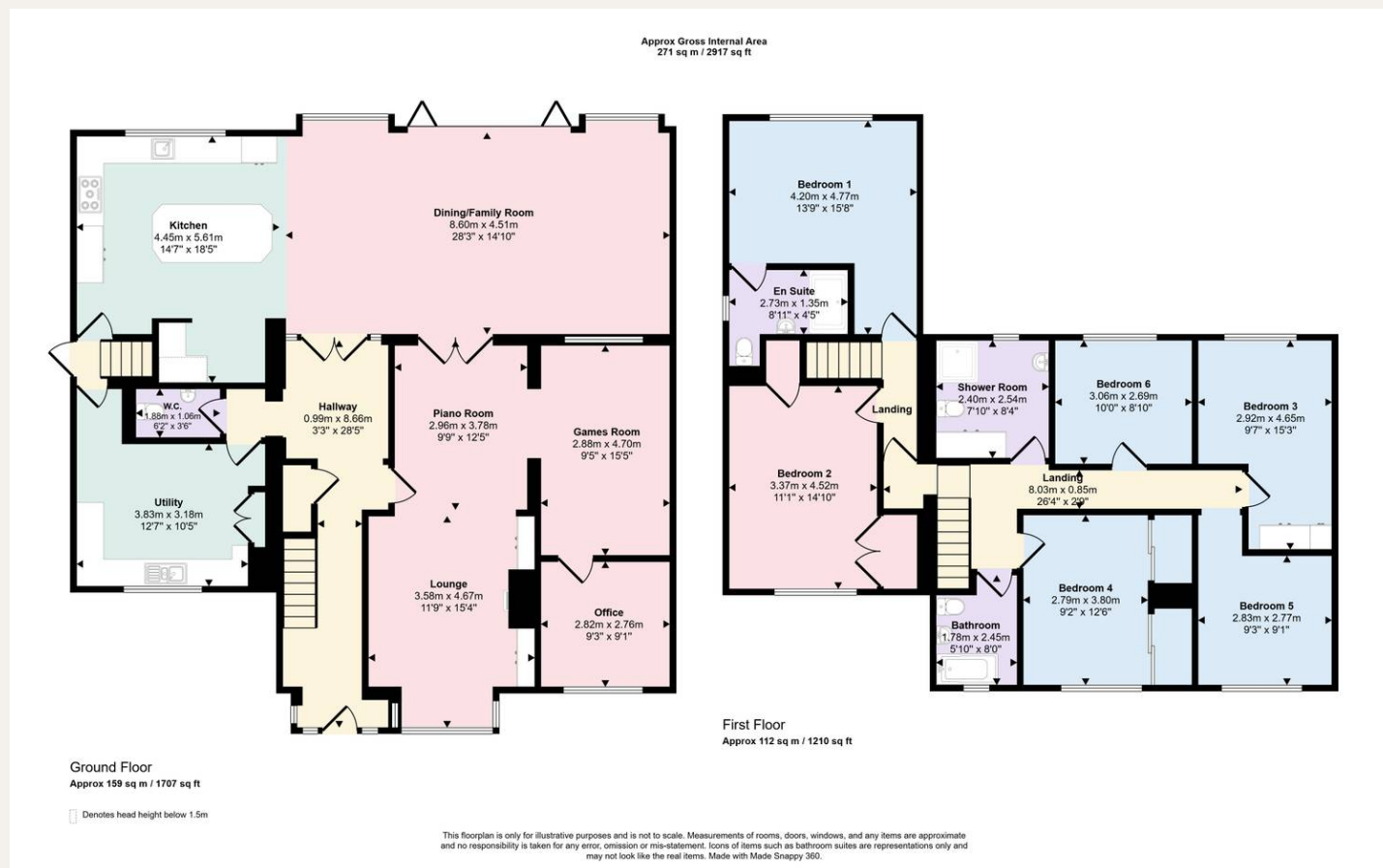
Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

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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.

