



30 Chiltern Crescent, Fair Oak - SO50 7GJ
£625,000

WHITE & GUARD

30 Chiltern Crescent

Fair Oak, Eastleigh

INTRODUCTION

Occupying an attractive position within a modern and highly regarded development, this beautifully presented four-bedroom detached family home offers spacious, versatile accommodation ideally suited to contemporary family living. Finished in tasteful neutral décor throughout, the property benefits from a superb balance of reception space, including a generous sitting room, dedicated study and an impressive open-plan kitchen/dining room which seamlessly flows into a bright family garden room and utility space. The property also benefits from four well-proportioned bedrooms, two bath/shower rooms, driveway parking leading up to a garage and a private enclosed rear garden, making this an ideal home for growing families seeking both space and convenience.

LOCATION

Situated within a desirable residential setting, the property enjoys a pleasant outlook towards mature woodland and green open space, creating an attractive environment whilst remaining conveniently placed for everyday amenities. Fair Oak village offers an excellent range of local facilities including shops, schools, public houses, healthcare services and recreational amenities.

- BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED HOME
- OPEN-PLAN KITCHEN/DINING ROOM WITH GARDEN ROOM
- SITTING ROOM, STUDY AND UTILITY ROOM
- TWO BATH/SHOWER ROOMS
- DRIVEWAY PARKING
- GARAGE PRIVATE ENCLOSED REAR GARDEN
- EPC RATING B
- FREEHOLD
- EASTLEIGH COUNCIL BAND E





INSIDE

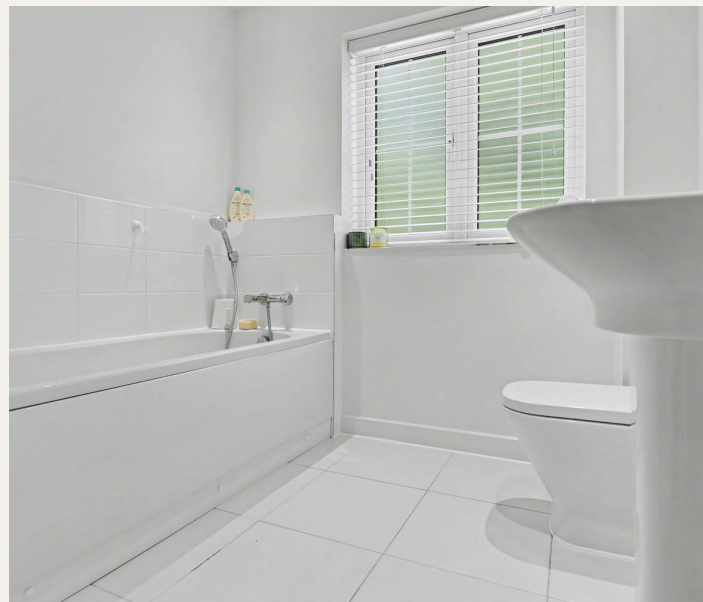
The accommodation is entered via a welcoming entrance hallway which provides access to the principal ground floor rooms and a modern cloakroom/WC. Positioned to the front of the property is a spacious dual-aspect sitting room enjoying an abundance of natural light and attractive views towards neighbouring woodland, creating a comfortable and relaxing reception space. A separate study provides an ideal home office environment for those working remotely, whilst also offering flexibility as a playroom or additional reception room if required. To the rear of the property lies the heart of the home; a superb open-plan kitchen/dining room fitted with a comprehensive range of contemporary high-gloss wall and base units complemented by contrasting work surfaces and integrated appliances. A peninsula breakfast bar helps define the space whilst maintaining an open and sociable layout. The dining area comfortably accommodates a family dining table and opens into a bright and versatile living space featuring roof lights and French doors providing direct access to the rear garden.

The first-floor accommodation comprises four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. Three further bedrooms are served by an attractive family bathroom fitted with a contemporary white suite.

OUTSIDE

To the rear, the property enjoys an enclosed garden which is predominantly laid to lawn and provides ample space for children to play and outdoor entertaining. A paved terrace adjoins the property, creating an ideal seating and dining area for the warmer months. The garden also benefits from a high level of privacy with attractive brick wall boundaries and a pleasant backdrop of mature trees beyond, enhancing the feeling of seclusion.

To the front and side, the property benefits from driveway parking and access to the garage, providing additional storage and practical parking arrangements.



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.

Estate Management Charge £15.40 per month

T: 023 8202 2199

457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ

E: fair oak@whiteandguard.com

W: whiteandguard.com

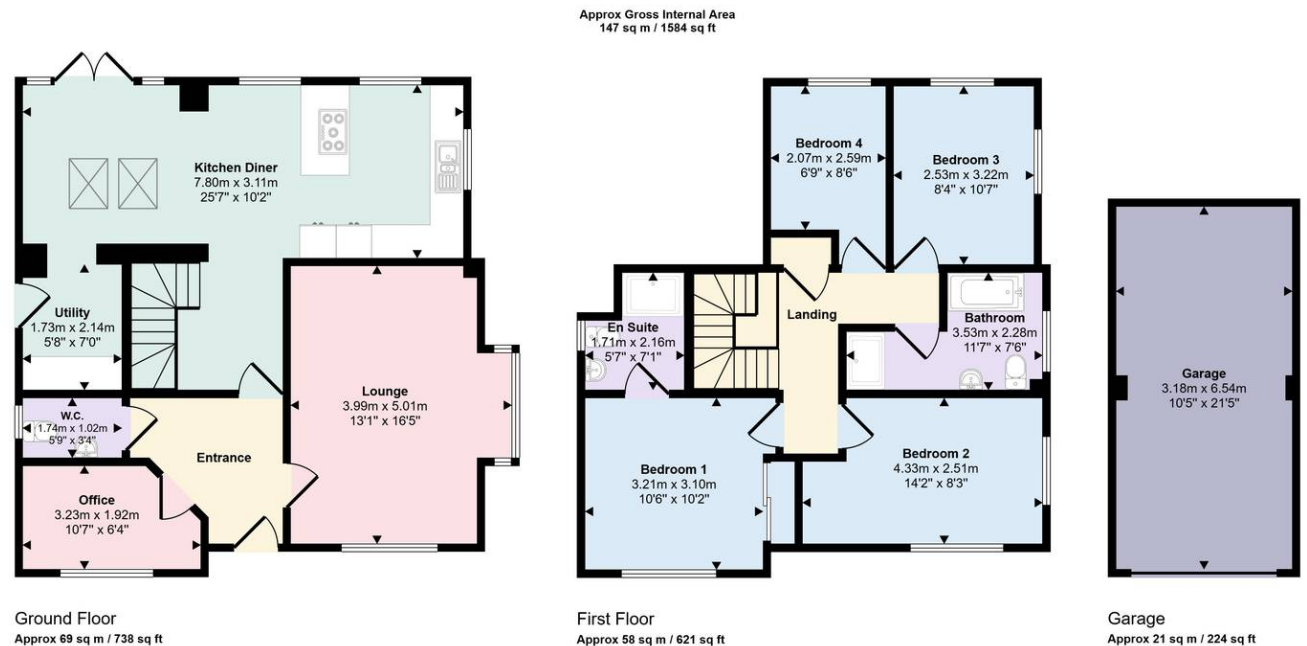
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Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

DISCLAIMER

These particulars 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.

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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.