



62 Pembers Hill Drive, Fair Oak - SO50 7HN  
In Excess of £400,000

WHITE & GUARD

# 62 Pembers Hill Drive

Fair Oak, Eastleigh

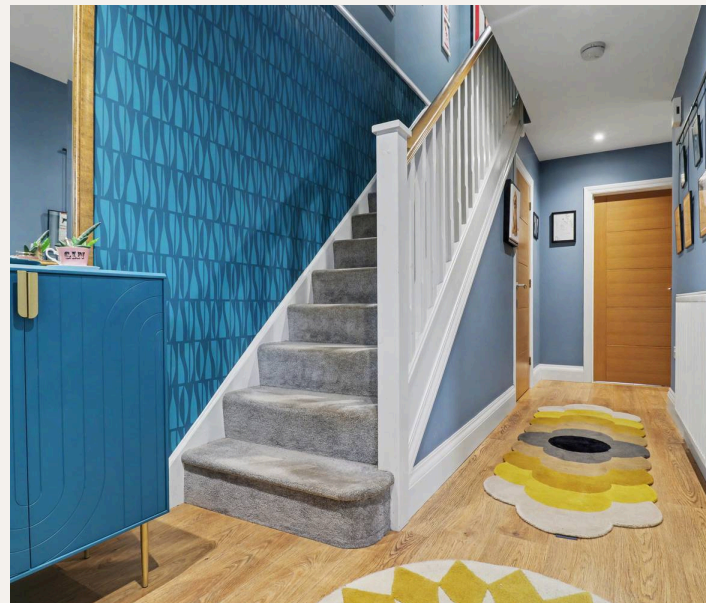
## INTRODUCTION

From the moment you arrive at Pembers Hill Drive, it's clear that this is a home created with both style and practicality in mind. Nestled within one of Fair Oak's most sought after modern developments, this spacious three bedroom residence offers meticulously presented interiors, abundant natural light, and a layout that flows effortlessly from room to room. Every inch has been carefully considered, creating an atmosphere that is both welcoming and wonderfully refined.

## LOCATION

Situated in the heart of Fair Oak, this property enjoys the best of both village warmth and modern convenience. Local shops, cafés, reputable schools and picturesque countryside walks are all close at hand, while excellent road links provide easy access to Eastleigh, Southampton, Winchester and beyond. This development has become particularly popular with buyers seeking a peaceful setting that doesn't sacrifice connectivity, making it an excellent location for families, commuters and those simply seeking a high quality home in a thriving community.

- EASTLEIGH COUNCIL BAND D
- EPC RATING B
- FREEHOLD
- THREE BEDROOM SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING KITCHEN DINING ROOM
- CLOAKROOM
- ENSUITE TO MASTER BEDROOM
- PRIVATE ENCLOSED GARDEN
- DRIVEWAY WITH EV CHARGING POINT





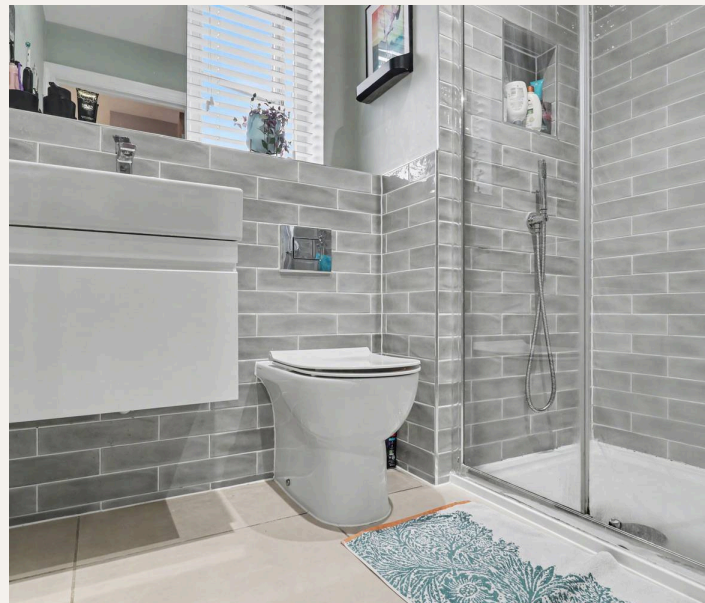
## INSIDE

Stepping through the front door, you are greeted by a bright hallway that introduces the immaculate décor found throughout the home. The soft tones, generous ceiling heights and quality finish set the stage for the living spaces beyond, offering a sense of calm and comfort from the outset. The lounge is a beautifully proportioned space, its clean, modern lines blend seamlessly with the warm flooring and décor, creating a versatile environment that effortlessly adapts to any lifestyle. Undoubtedly one of the property's most impressive features is the expansive kitchen/dining room. Designed with both practicality and elegance in mind, this space offers a superb arrangement of contemporary cabinetry, generous work surfaces, integrated appliances, and beautifully balanced tones of wood and neutral finishes. Large windows and French doors flood the area with natural light, opening directly onto the garden and creating an unbroken connection between indoor and outdoor living. Adjoining the space is a neat and well presented ground floor W.C., providing additional convenience for guests and busy households.

The first floor, the home continues to impress with its well arranged bedroom accommodation, with the main bedroom being beautifully decorated and thoughtfully arranged. Generous proportions, ample storage options and a soothing palette make this a room to truly relax in. The en suite shower room is finished to a high standard, offering a sleek and modern suite with contemporary tiling and an excellent level of finish. Two additional bedrooms ensure the home offers exceptional flexibility with Bedroom two being spacious and bright and Bedroom Three offers remarkable versatility, equally suited as a nursery, study or dressing room. Both rooms benefit from excellent natural light with windows that overlook the garden. The well proportioned family bathroom is fitted with a contemporary three piece suite, complemented by stylish fixtures and subtle neutral tones — creating a fresh, inviting space for daily routines.

## OUTSIDE

To the rear, the garden provides a delightful blend of privacy and practicality. With its pleasant lawn, patio area and easy access from the kitchen/diner, it becomes an extension of the home itself. To the front the driveway runs down the full length of the house into a car port, That provides shelter and an electric car charging point.



**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 is £384.00 per year.

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**ANTI-MONEY LAUNDERING REGULATIONS**

**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.

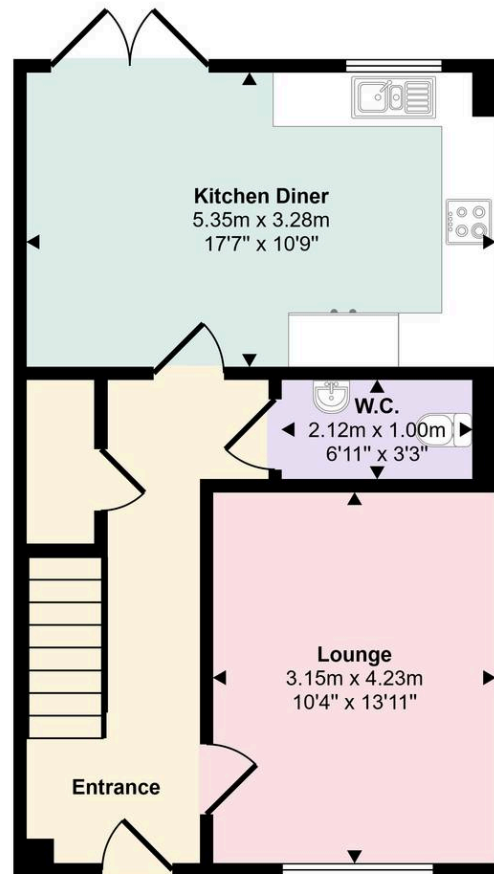
**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

**DISCLAIMER**

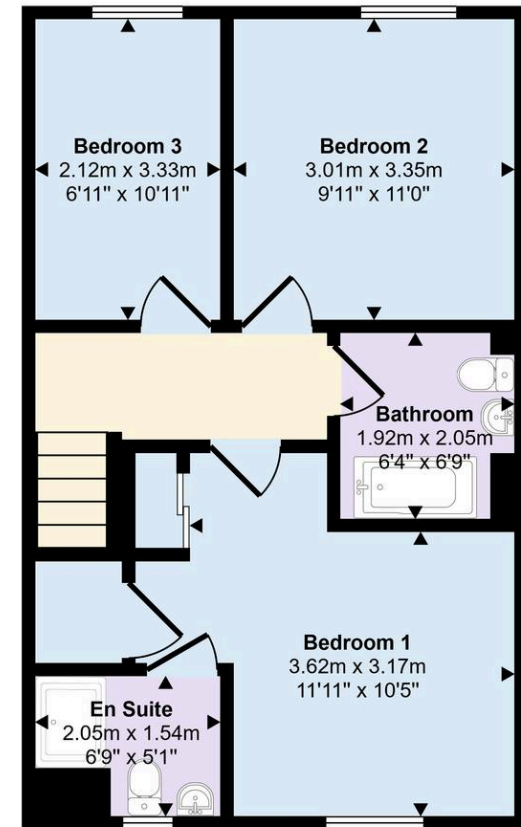
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**Approx Gross Internal Area  
94 sq m / 1011 sq ft**



**Ground Floor**  
Approx 47 sq m / 505 sq ft



**First Floor**  
Approx 47 sq m / 507 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.