

4 St. Swithun Wells Way, Fair Oak - SO50 7QY

In Excess of £550,000

WHITE & GUARD

4 St. Swithun Wells Way

Fair Oak, Eastleigh

Occupying a desirable corner plot within this sought-after modern development, this impressive four-bedroom detached family home was built in 2021 and offers beautifully presented accommodation throughout. Combining spacious, contemporary living with excellent practicality, the property benefits from a detached double garage, driveway parking, a south-facing rear garden and owned solar panels. Perfectly suited to modern family life, the home features an outstanding kitchen/dining room, a separate sitting room with feature fireplace, a dedicated home office and four genuine double bedrooms. Finished to an exceptional standard and ready to move straight into, this is a rare opportunity to acquire one of the development's most desirable family homes

LOCATION

St. Swithun Wells Way forms part of a sought-after residential development on the edge of Fair Oak, offering convenient access to local amenities, highly regarded schools, countryside walks and transport links to Eastleigh, Winchester and Southampton. The quiet cul-de-sac setting and family-friendly environment make it a particularly desirable location for growing families.

- IMPRESSIVE FOUR-BEDROOM DETACHED HOME, BUILT IN 2021.
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS KITCHEN/DINING ROOM
- DESIRABLE CORNER PLOT
- DETACHED DOUBLE GARAGE AND DRIVEWAY PARKING.
- SOUTH-FACING REAR GARDEN
- OWNED SOLAR PANELS
- EPC RATING A
- FREEHOLD
- EASTLEIGH COUNCIL BAND E













INSIDE

A welcoming entrance hall provides access to all principal rooms and immediately showcases the bright, modern finish found throughout the property. Positioned to the front of the home is a useful study, ideal for those working from home or seeking a dedicated playroom or hobby space. The spacious sitting room enjoys a pleasant outlook and centres around an attractive feature fireplace, creating a warm and inviting reception room. Double doors connect seamlessly to the impressive kitchen/dining room, allowing the layout to adapt effortlessly to both family life and entertaining. The stunning kitchen/dining room spans the full width of the property and undoubtedly forms the heart of the home. Beautifully fitted with an extensive range of shaker-style wall and base units, complemented by contrasting work surfaces and integrated appliances, there is ample space for both dining and everyday living. French doors open directly onto the rear garden whilst large windows flood the room with natural light. A separate utility room provides further storage, laundry facilities and external access.

Upstairs, a spacious landing leads to four genuine double bedrooms. The master bedroom benefits from fitted wardrobes and a stylish en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom finished to an excellent standard. All bedrooms are generously proportioned, ensuring flexibility for families of all sizes.

OUTSIDE

The property enjoys excellent kerb appeal with attractive brick and tile-hung elevations, neatly maintained lawns and established planting enhancing the frontage. The south-facing rear garden provides an excellent outdoor space for entertaining and family enjoyment, incorporating a paved terrace for outdoor dining and an area of lawn enclosed by attractive brick walling. The corner plot position creates a greater sense of space and privacy than many neighbouring homes.

A particular feature is the detached double garage, complete with driveway parking in front, whilst the owned solar panels contribute towards the home's impressive energy efficiency credentials.

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 £540 per year

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