

Connells

Upper Barn Copse
Fair Oak Eastleigh

# Upper Barn Copse
# Fair Oak Eastleigh SO50 8DD

for sale guide price
**£475,000**







## Property Description

Situated in the highly sought-after area of Fair Oak, this spacious four bedroom detached family home offers well-proportioned accommodation, ideal for modern family living, alongside the added benefits of an integral garage, driveway parking and a generous rear garden.

Upon entering the property, you are welcomed by an entrance hall providing access to a convenient downstairs cloakroom, a separate dining room and a spacious lounge.

The lounge enjoys lovely views over the rear garden, with French doors opening directly onto the patio, creating a wonderful space for relaxing or entertaining.

The modern fitted kitchen offers a range of units, an integrated oven and a further door providing direct access to the rear garden.

Upstairs, the property continues to impress with four well-proportioned bedrooms.

The principal bedroom benefits from built-in wardrobes and its own en-suite shower room, while the remaining three bedrooms are served by a contemporary family bathroom.

Outside, the generous rear garden features an attractive patio area, ideal for outdoor dining and entertaining, leading onto a lawned garden with convenient side access to the front of the property.

Fair Oak is a particularly desirable location, well regarded for its excellent local schools, range of amenities and convenient transport links, making it an ideal setting for families and those looking for a well-connected yet pleasant residential area.

## Cloakroom

Double glazed window to front aspect. Wash hand basin. Toilet. Radiator.

## Lounge

Double glazed window to rear aspect. Double glazed doors to rear garden. Radiator.

## Dining Room

Double glazed window to front aspect. Radiator.

## Kitchen

Double glazed window to rear aspect. Door to garden. Fitted kitchen with wall and base units. Integral electric oven, gas hob and extractor hood. Space for fridge freezer, dishwasher, washing machine and tumble dryer. Stainless steel sink and drainer.

## Landing

Stairs from dining room up to landing. Built in airing cupboard. loft access.

## Bedroom 1

Double glazed window to rear access. Double built in wardrobes x2. Radiator.

## En-Suite

Double glazed window to side aspect. Shower cubicle. Wash hand basin. Toilet. Part tiled. Radiator. Extractor fan.

## Bedroom 2

Double window to front aspect. Double built in cupboard. Radiator.

## Bedroom 3

Double glazed window to rear aspect. Radiator.

## Bedroom 4

Double glazed window to rear aspect. Radiator.

## Bathroom

Double glazed window rear aspect. Shower over bath. Vanity sink and unit. Toilet. Part tiled. Towel rail radiator. Extractor fan.

## Outside

To the front. Driveway and garage. Side access.
To rear. Rear garden with patio and lawn area.

## Garage

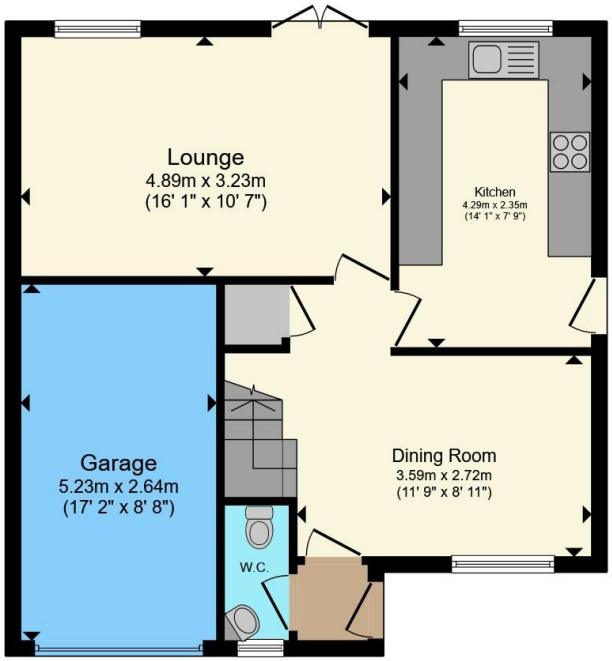
Up and over door.

## Agent Note

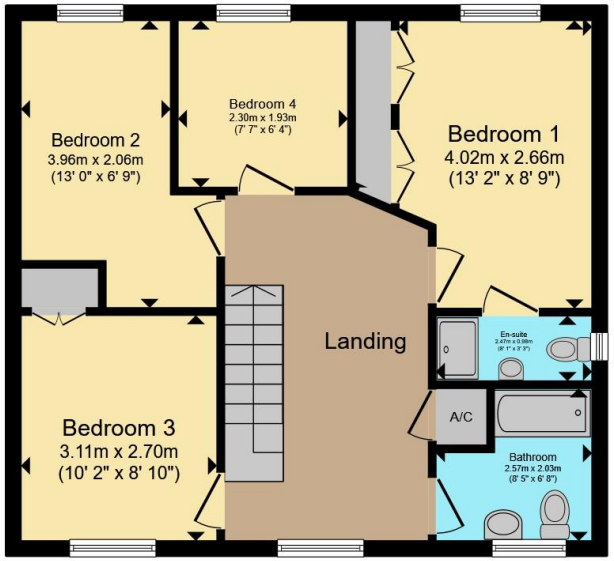
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead








## Ground Floor




## First Floor





Total floor area 118.2 m² (1,273 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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19 Market Street
EASTLEIGH SO50 5RH

EPC Rating: C

Council Tax Band: E

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Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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