

# 64 Pembers Farm Avenue, Fair Oak, SO50 7QL

PRICE GUIDE: £500,000 Freehold



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Occupying an attractive position within an impressive and popular residential development is this beautifully presented four-bedroom detached family home that combines stylish interiors with well planned living accommodation throughout, thus creating a home perfectly suited to modern family life. The property consists of a wide and welcoming entrance hall with ample storage, a cloakroom, an impressive open-plan kitchen/dining room, a spacious separate lounge, four good size bedrooms, a well appointed en-suite shower room, and an equally stylish family bathroom. Externally, there is a pleasant well landscaped rear garden as well as a detached garage and off road parking. Situated close to the heart of Fair Oak and a short drive from the village of Upham. the property forms part of the sought-after Pembers Farm development, within close proximity of local schools, shops and amenities. It falls within the catchment area for Fair Oak Primary School and Wyvern College. The charming villages of Bishops Waltham and Botley are just a short drive away, while Eastleigh's town centre and mainline railway station offer an array of facilities and excellent transport links. The property is excellently well placed for easy access to Winchester and Southampton.

WELL APPOINTED & SPACIOUS FAMILY HOME

ENTRANCE HALL \* CLOAKROOM

GOOD SIZE LOUNGE \* 22'2 KITCHEN/DINING ROOM

FOUR BEDROOMS \* EN-SUITE SHOWER ROOM \* BATHROOM

ATTRACTIVE REAR GARDEN \* DETACHED GARAGE

OFF ROAD PARKING

**ENTRANCE HALL:** With turning staircase to first-floor, two storage cupboards, single radiator, central heating thermostat, wood effect flooring, double doors to lounge and doors to the kitchen and;

**CLOAKROOM:** Partially tiled and consisting of a back-to-wall w.c and pedestal wash hand basin. Front elevation obscured glass window, single radiator and wood effect flooring.

**LOUNGE:** 15'7 plus window bay x 12'1 (4.80 x 3.70) Front elevation bay window and single radiator.



**KITCHEN/DINING ROOM:** 22'0 x 13'6 (6.72 x 4.15) The kitchen is well fitted with a range of base-level, tower and wall-mounted units to incorporate a one-and-a-half bowl sink inset in stone effect work surfaces. It features an island/breakfast bar. Built-in appliances include a high-level Neff double oven, dishwasher, fridge-freezer, and a Miele five-ring hob with canopy extractor and ornamental lights over. There is a recess with plumbing for a washing machine, two single radiators, concealed wall-mounted Ideal combination boiler, ceiling spot-lights, wood effect flooring, and a rear elevation window and double doors out to the back garden.

**FIRST-FLOOR LANDING:** Hatch to loft with pull-down ladder, side elevation window, and doors to bedrooms and bathroom.

**MASTER BEDROOM:** 11'9 x 11'4 plus door recess (3.62 x 3.46) Rear elevation, single radiator and door to;

**EN-SUITE:** Largely tiled and well appointed with a matching white suite of back-to-wall w.c, pedestal wash hand basin with a medicine cabinet over, and a shower cubicle. Side elevation obscured glass window, heated towel rail and an extractor fan.

**BEDROOM 2:** 13'5 x 9'9 (4.11 x 3.01) Rear elevation window and single radiator.

**BEDROOM 3:** 10'4 x 10'4 (3.18 x 3.18) Front elevation window and single radiator.

**BEDROOM 4:** L-shaped room with maximum measurements of 11'3 x 6'7 (3.44 x 2.03) Front elevation window and single radiator.

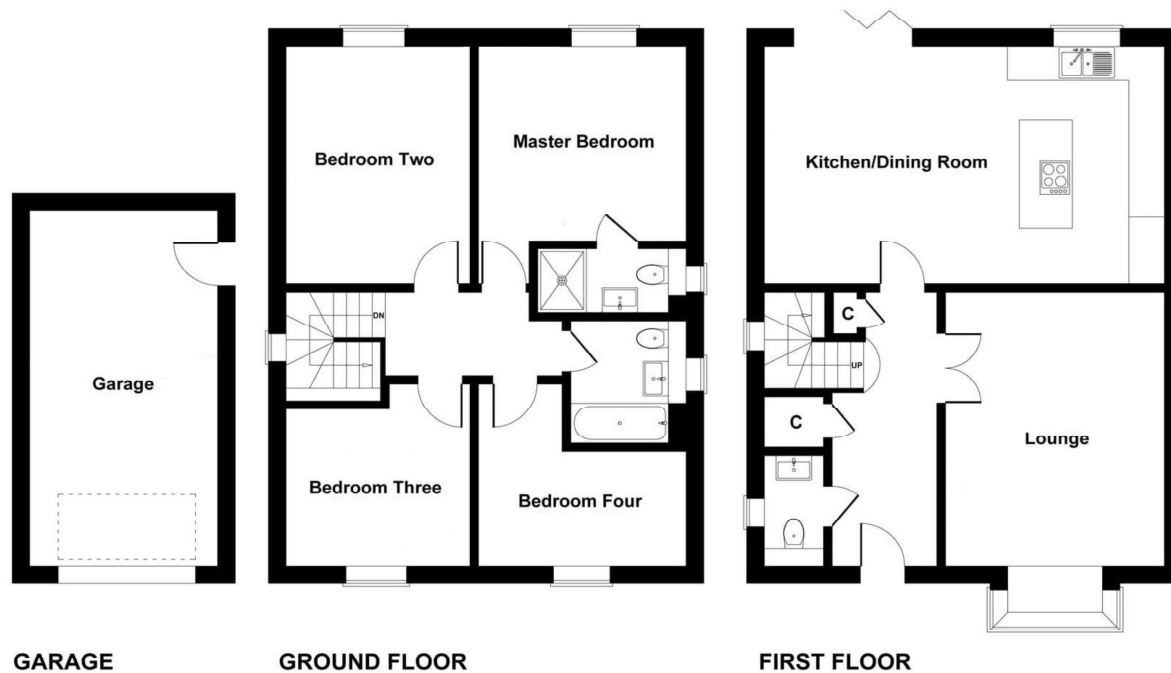
**BATHROOM:** Mostly tiled and well-appointed with a matching white suite of back-to-wall w.c, pedestal wash hand basin with mirrored medicine cabinet over, and a panel bath with mixer tap and an over-head shower. Side elevation obscured glass window, heated towel rail, wall mounted cupboard and an extractor fan.

**OUTSIDE:** Externally, to the front there is off-road vehicle parking, visitor parking and established shrub beds. There is a DETACHED GARAGE measuring 20'3 x 10'3 (6.20 x 3.14) with an electric up-and-over door, light, power and a side/garden access door. To the rear is a well landscaped garden with a large paved patio ideal for entertaining, good size lawn, a variety of ornamental trees, lights, power, outside tap and a side access gate.

**COUNCIL TAX BAND:** E (currently £2,780.99 pa) Eastleigh Borough Council



Approximate Gross Internal Area  
1550 sq ft - 144 sq m  
(Including Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.



AGENTS NOTE: Services, fittings and equipment referred to within these particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the Buyer(s) must make their own enquiries regarding such matters.

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