



1 Highbury Close, Fair Oak - SO50 7JG

In Excess of £400,000

WHITE & GUARD

1 Highbury Close

Fair Oak, Eastleigh

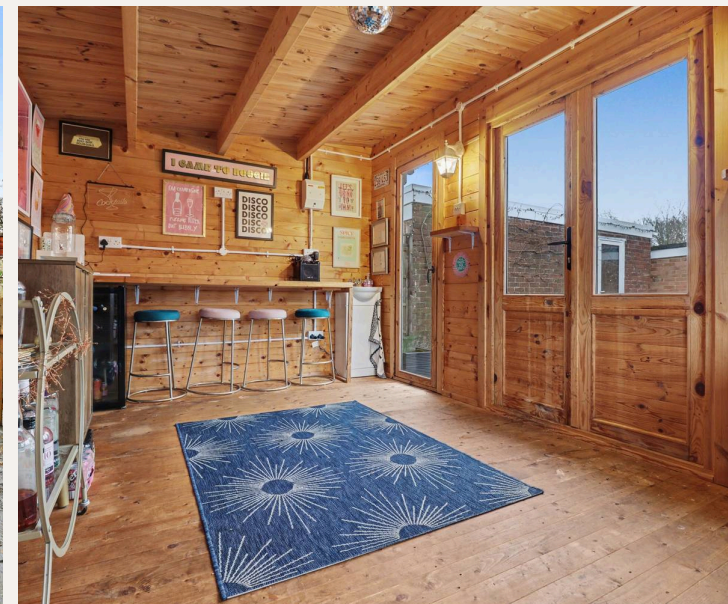
INTRODUCTION

Set in a quiet and established cul de sac in the heart of Fair Oak, this well presented home offers bright, modern accommodation and a layout that works beautifully for everyday family living. From the moment you step inside, the hallway feels light and welcoming, with its soft décor and flowing connection to the rest of the ground floor.

LOCATION

The property is within catchment for Fair Oak primary school and only minutes away from Wyvern College which caters for 11-16 year olds and has academy status. Hedge End and its retail park that include M&S and Sainsburys is also nearby, as is Eastleigh and its thriving centre, broad range of shops and amenities and mainline railway station. Southampton Airport is a stones throw away and all main motorway access routes are also within easy reach.

- EASTLEIGH COUNCIL BAND D
- EPC GRADE D
- FREEHOLD
- THREE BEDROOM DETACHED HOME
- SPACIOUS SITTING/DINING ROOM
- MODERN KITCHEN
- GARDEN ROOM
- LOW MAINTENANCE REAR GARDEN
- OUTSIDE OFFICE/STUDIO
- GARAGE & OFF ROAD PARKING





INSIDE

The living room sits at the front of the house and enjoys a generous picture window that brings in plenty of natural light. A contemporary feature fireplace adds a focal point and helps create a comfortable, relaxed atmosphere. The room opens into the dining area, which offers ample space for family meals and entertaining, and connects neatly to the kitchen through a wide breakfast bar opening that enhances the home's sociable feel.

The kitchen has been tastefully modernised with shaker style cabinetry, wood effect worktops and integrated appliances, creating a fresh, practical space with excellent natural light from the window overlooking the side garden. It links well with both the dining room and hallway, making movement throughout the ground floor feel smooth and intuitive. A door from here leads into the garden room which provides an excellent additional living space, ideal as a second lounge, playroom or home office. Large windows and glazed doors keep the room bright and offer a pleasant view of the garden.

Upstairs, the main bedroom is a generous double with a calm and airy feel, while the second bedroom offers another comfortable, well balanced space. The third bedroom works well as a child's room or study, and the family bathroom is finished in a modern, neutral style.

OUTSIDE

The rear garden is designed for low maintenance enjoyment, with a mix of patio space and lawn providing plenty of room for outdoor dining and relaxation. A standout feature is the timber garden building, currently arranged as a fantastic social space with bar and seating areas, though equally suited to use as a home office, gym or studio. Driveway parking to the rear, leads up to the detached garage, which has power and lighting.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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.

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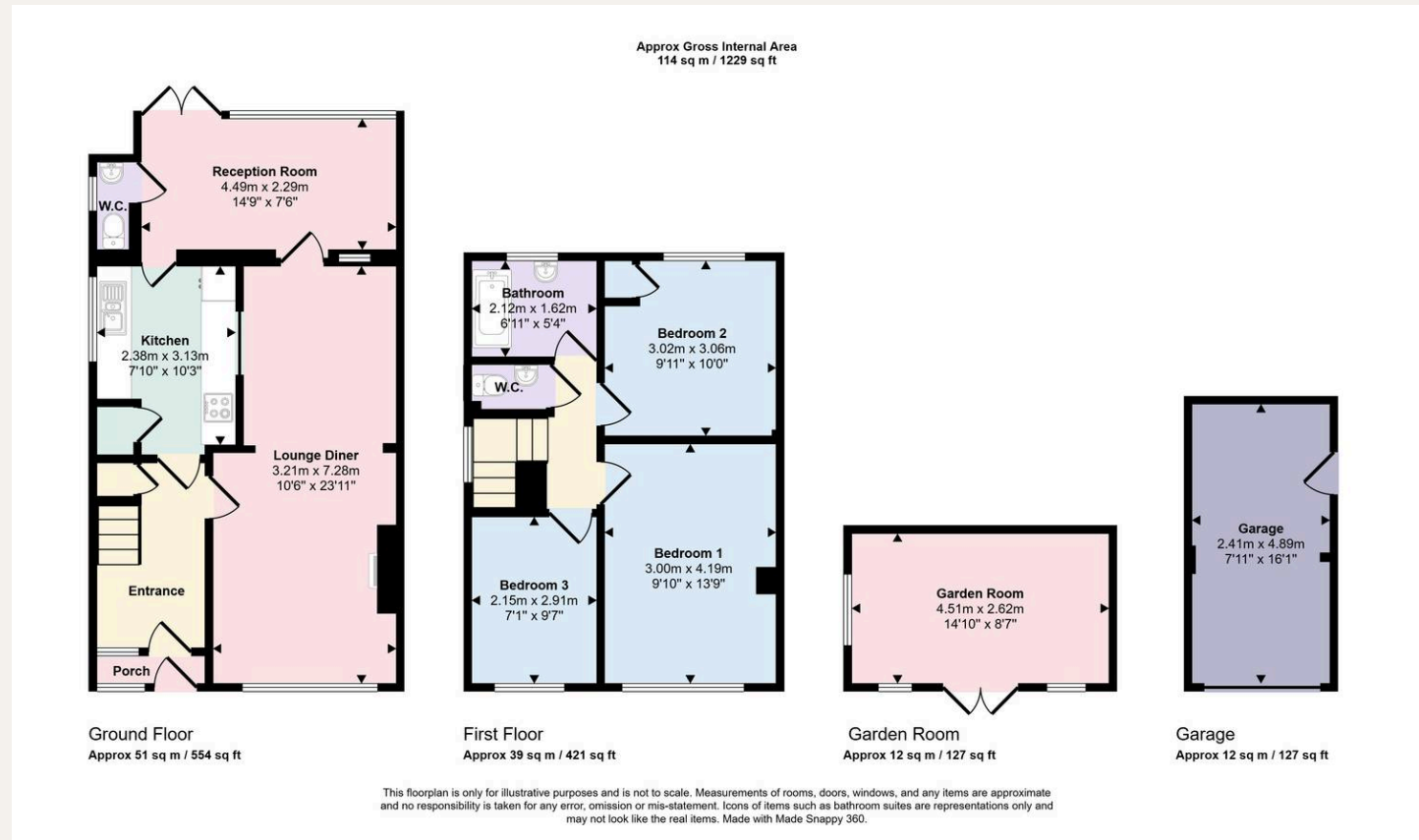
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Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

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.

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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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