



13 Orchard Road, Fair Oak - SO50 7AS

Guide Price £465,000

WHITE & GUARD

13 Orchard Road

Fair Oak, Eastleigh

INTRODUCTION

This attractive and beautifully maintained detached and extended family residence occupies a pleasant position within one of Fair Oak's established and highly regarded residential locations, which is just a stone throw from fair oak square with all of its shops and amenities. The property has been thoughtfully improved and carefully looked after by the current owners, creating a home that offers both space and flexibility, perfectly suited to modern family life.

LOCATION

The property is located on a sought after road in Fair Oak which is just a stone throw from fair Oak square with all of its shops and amenities. Fair Oak is a popular and well established village offering a variety of local shops, amenities and well regarded schooling. Eastleigh town centre, Winchester, Southampton and surrounding areas are easily accessible, with good transport connections and road links nearby.

- EASTLEIGH COUNCIL BAND D
- EPC ORDERED
- FREEHOLD
- THREE BEDROOM DETACHED FAMILY HOME
- IMMACULATEDLY PRESENTED THROUGHOUT
- IMPRESSIVE KITCHEN FAMILY ROOM
- LIVING ROOM
- NEWLY INSTALLED DOUBLE GLAZED WINDOWS & DOORS (2026)
- GARAGE AND DRIVEWAY
- BEAUTIFULLY MAINTAINED REAR GARDEN

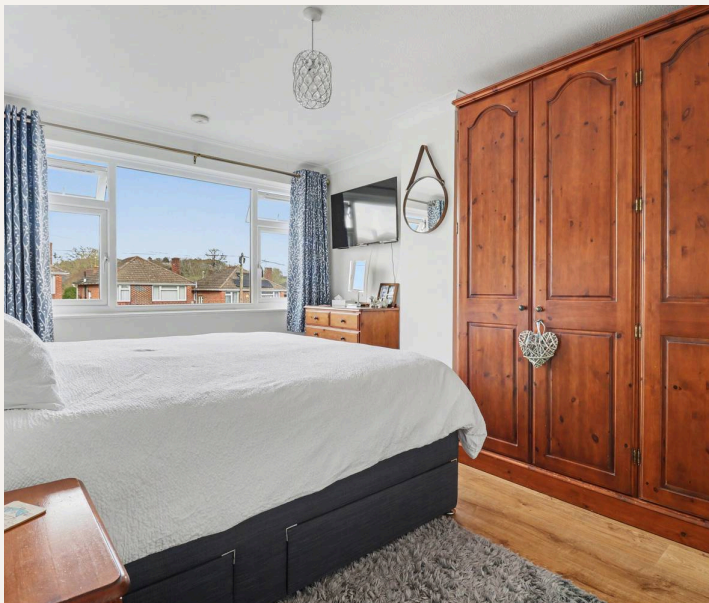




INSIDE

The property is approached via a generous block paved driveway, leading to the front door and attached garage. Upon entering, a welcoming entrance hallway immediately sets the tone, providing access to all principal ground floor rooms, with stairs rising to the first floor and a useful under stairs storage area. To the front of the property is a well proportioned separate sitting room, providing an ideal space for relaxation, entertaining, or use as a more formal reception room. This room enjoys plenty of natural light and offers excellent flexibility depending on lifestyle requirements. To the rear lies the true focal point of the home, an impressive kitchen/dining/family room, designed with both everyday living and entertaining firmly in mind. The kitchen is fitted with a comprehensive range of contemporary units offering ample storage, together with integrated appliances and generous worktop space. There is also more than enough room for a dining table and additional seating, making this a superb social hub for family and friends. Glazed doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living areas. Completing the ground floor accommodation is a convenient cloakroom/WC, finished in a neutral style and ideally placed for both guests and family use.

Upstairs, there are three bright and spacious bedrooms, each offering a flexible layout to fit your lifestyle. The principal bedroom has lots of space for your furniture and personal touches. Bedroom two is a comfortable double, and bedroom three, which is at the front and currently used as an office, can easily fit a single bed. All the bedrooms share a modern family bathroom, which includes a white suite with a bath and shower over, handy vanity storage, and a window that brings in natural light and fresh air.



OUTSIDE

At the front of the property, you'll find a spacious block paved driveway that offers plenty of off-road parking and leads straight to the attached garage. The garage features an Aluguard electric roller shutter door and provides extra storage space or could be used for other purposes (subject to the necessary consents). There's convenient access to the rear garden through a gate at the side of the house. The rear garden is a real standout feature. It's generously sized and thoughtfully laid out, mainly to lawn with established planting along the borders, giving you a good level of privacy.

This outdoor space is perfect for families and offers a wonderful setting for children to play or for everyone to unwind. Right next to the house, there's a paved patio seating area - ideal for outdoor dining, entertaining guests, or simply relaxing on sunny days. The garden also includes a large shed with power and lighting, adding even more versatility to the space.

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: 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.

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.

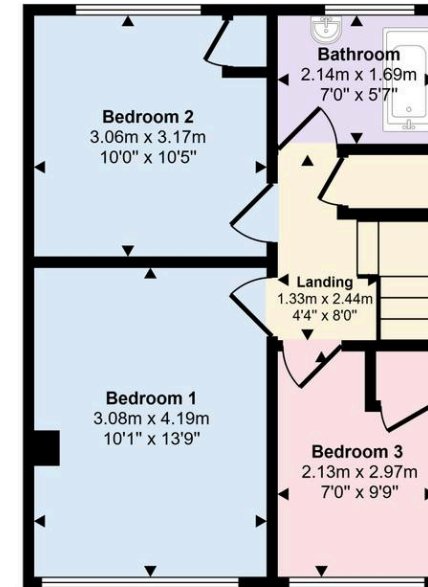
DISCLAIMER

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.

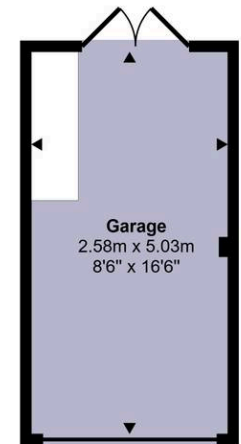
Approx Gross Internal Area
109 sq m / 1169 sq ft



Ground Floor
Approx 56 sq m / 599 sq ft



First Floor
Approx 40 sq m / 430 sq ft



Garage
Approx 13 sq m / 140 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.



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