



19 Savernake Way, Fair Oak - SO50 7FA

Guide Price £400,000

WHITE & GUARD

19 Savernake Way

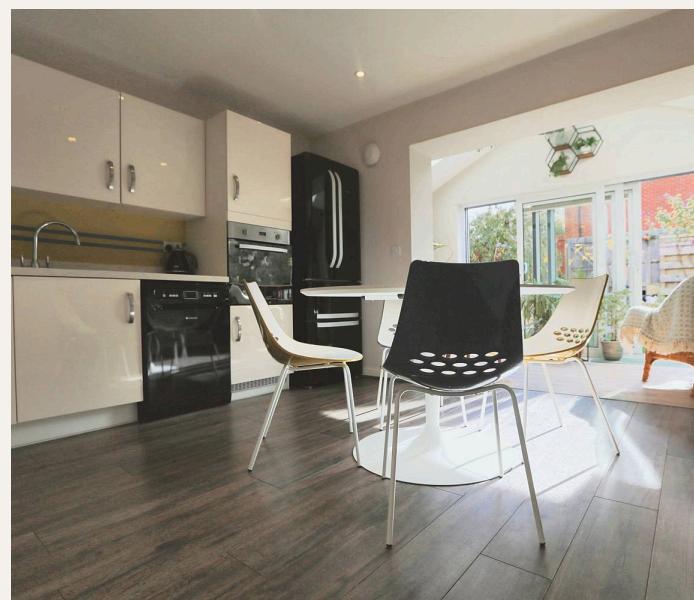
Fair Oak, Eastleigh

Set in a quiet, sought-after development in the highly sought after area of fair oak, this stunning three-storey townhouse offers a superb blend of contemporary styling and versatile family accommodation. With light filled interiors, quality fittings throughout, and a thoughtfully designed layout, this is a home that perfectly balances practicality with comfort which is ideal for professional couples and growing families alike. The property boasts a dual aspect lounge, kitchen with utility space and Cloakroom and a recently added garden room with doors that open out into the garden. Upstairs you will find a family bathroom and three good sized bedrooms with the master benefitting from both a dressing room and ensuite bathroom. This really is a must-see property to gauge the size and layout that is on offer

LOCATION

The property is set within the development, whilst also being within walking distance to bridle paths and lovely countryside walks. The property further benefits from being within catchment for Fair Oak Primary School and Wyvern College, which has academy status and caters for 11-16 year-olds. Hedge End with its retail park which includes M&S and Sainsburys and just a short drive away, with Eastleigh and its thriving town centre being just a 15 minute drive away. Both Eastleigh train station and Southampton Airport are within easy reach as are all main motorway access routes.

- EASTLEIGH COUNCIL BAND D
- EPC RATING B
- FREEHOLD
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- ENSUITE & DRESSING ROOM TO MASTER BEDROOM
- UTILITY AND CLOAKROOM
- ATTRACTIVE REAR GARDEN
- GARAGE & DRIVEWAY



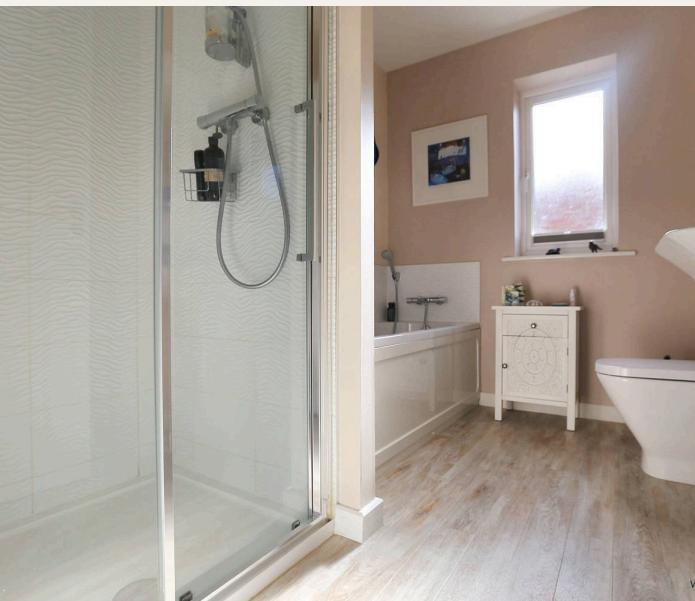


INSIDE

The property is entered via a welcoming entrance hall, complete with a useful understairs cupboard. To the front of the house sits the inviting lounge – a bright and spacious room featuring a bay window and tasteful décor. Its generous proportions make it an ideal space for relaxing with family or entertaining guests.

At the rear of the home, the impressive open-plan kitchen/dining room provides the perfect heart of the home. The kitchen is fitted with sleek, high-gloss floor and wall cabinets, complementary worktops, and integrated appliances including an oven, hob, extractor and then spaces for a fridge freezer and Dishwasher. There is ample space for a dining table and chairs, creating a sociable environment that is open to the newly added triple aspect garden room which has doors that directly open into the rear garden. A utility space is conveniently positioned off the kitchen, offering further storage, plumbing for laundry appliances and a door into the convenient cloakroom which has been fitted with a modern two piece suite.

A stylish staircase then leads up to a bright landing area, giving access to two generous double bedrooms and the modern family bathroom. The family bathroom features a contemporary white suite with a panel bath and shower attachment, wash basin, WC, attractive wall tiling and an opaque window allowing plenty of natural light. A cupboard on the landing provides useful additional storage. Occupying the entire top floor is the stunning master suite. This spacious offers a calm and private retreat, with bespoke fitted wardrobes, separate dressing room, and a modern en-suite shower room fitted with a walk in shower, wash basin and WC. The layout and generous proportions of this floor create a boutique hotel feel a true highlight of this stunning property.



OUTSIDE

The rear garden has been attractively landscaped to offer a low-maintenance yet inviting outdoor space. A paved patio provides the perfect area for alfresco dining or morning coffee, while the raised brick-bordered beds add colour and structure. The lawn is neatly enclosed by brick walls and fencing, ensuring both privacy and security, with gated rear access that leads to the front.

To the front of the property is a charming picket-fenced garden with pathway leading to the covered porch. There is also allocated parking nearby.

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.

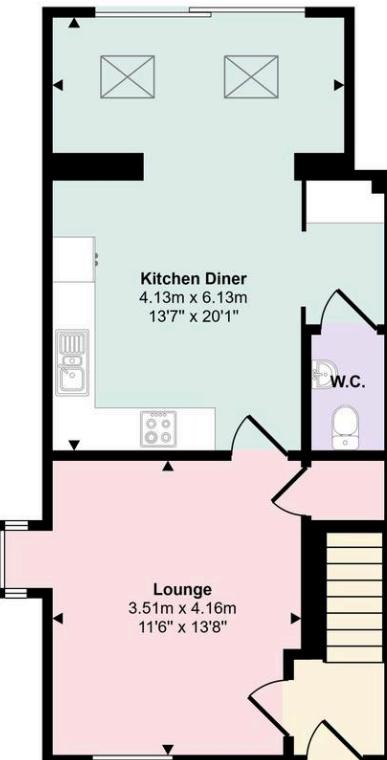
Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of 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.

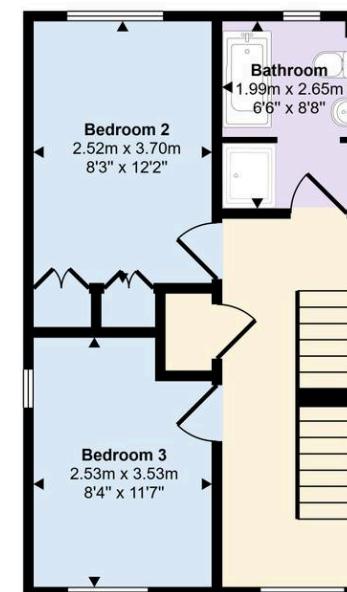


PRS Property Redress Scheme
Zoopla

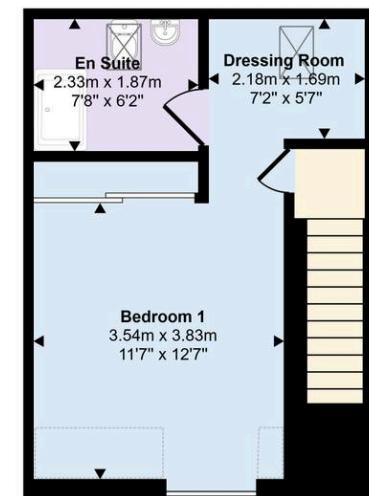
Approx Gross Internal Area
117 sq m / 1255 sq ft



Ground Floor
Approx 49 sq m / 522 sq ft



First Floor
Approx 37 sq m / 399 sq ft



Second Floor
Approx 31 sq m / 334 sq ft

Denotes head height below 1.5m

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.

T: 023 8202 2199
457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ
E: fairoak@whiteandguard.com
W: whiteandguard.com