



15 Goater Way, Fair Oak - SO50 7HT

Guide Price £430,000

WHITE & GUARD

15 Goater Way

Fair Oak, Eastleigh

INTRODUCTION

Situated in a peaceful cul de sac in Fair Oak, this beautifully presented three-bedroom detached home offers modern living in an enviable location. With a private driveway, integral garage and well proportioned rooms throughout, the property provides comfort, practicality and style in equal measure. Ideal for families or professionals seeking a quiet setting close to local amenities, this is a fantastic opportunity. Early viewing is advised to appreciate the quality and space on offer.

LOCATION

Nestled in a secluded crescent, this home enjoys a quiet and sought-after position within the development, just a short walk from the village square. The property falls within the catchment area for Fair Oak Primary School and Wyvern College, an academy catering for 11-16-year-olds. The location offers excellent transport links, with Eastleigh train station, Southampton Airport, and major motorway connections all within easy reach. Additionally, Hedge End Retail Park, featuring stores such as M&S and Sainsbury's, as well as the thriving town centres of Winchester and Eastleigh, are just a 15-minute drive away.

- EPC RATING B
- EASTLEIGH COUNCIL BAND D
- FREEHOLD
- THREE BEDROOM DETACHED HOME
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS LIVING ROOM
- MODERN KITCHEN DINING ROOM
- ENSUITE TO MASTER BEDROOM
- DRIVEWAY AND GARAGE
- ATTRACTIVE REAR GARDEN





INSIDE

A welcoming entrance hall sets the tone for the home—fresh, bright, and finished in soft, modern tones. From here, a door leads into the spacious living room, which is beautifully decorated and filled with natural light. The thoughtful colour scheme and high quality flooring create a warm, inviting atmosphere, making this the ideal space for relaxing or entertaining. With plenty of room for large furnishings, the lounge flows seamlessly towards the inner hallway which gives access to Cloakroom and the kitchen/dining room at the rear. The modern open plan kitchen/dining room offers a bright, sociable space overlooking the garden. Sleek white gloss cabinetry blends with wood effect worktops and high quality appliances, creating a stylish yet functional design. The dining area provides ample room for a family table and enjoys lovely views through French doors that open onto the patio—perfect for indoor to outdoor living. Contemporary décor, elegant flooring and generous natural light give this room a fresh, uplifting feel. Finished with contemporary tiling, wood effect flooring and pastel décor, the cloakroom features a modern WC and pedestal basin. A practical and stylish addition to the ground floor

The bright landing provides access to all bedrooms and the family bathroom, with neutral décor and plush carpeting adding to the home's warm and relaxed feel. The generous principal bedroom enjoys a restful ambience with soft colour tones, modern décor and views to the front. Offering plenty of space for wardrobes and furniture. The en suite shower room is superbly presented, featuring quality tiling, a glazed shower enclosure, WC and pedestal basin. Finished in neutral tones with a crisp, modern aesthetic, it complements the bedroom beautifully. A well proportioned double bedroom overlooking the rear garden. Currently styled with soft lilac and neutral décor, this room is spacious, bright, and ideal for guests or family members. High quality carpeting and tasteful décor continue the home's immaculate presentation. Currently arranged as an excellent home office, this room offers a peaceful workspace with plenty of natural light. Equally suited as a single bedroom, nursery, or hobbies room, it provides superb versatility to suit individual needs. Finished in contemporary neutral tiling with a white suite and stylish flooring, the bathroom offers a bright and airy space. Its clean, modern lines ensure it feels both welcoming and practical for everyday use.



OUTSIDE

The property enjoys a smart frontage with driveway parking and an integral garage. Its attractive brick façade and well kept approach reflect the overall care and quality found throughout the home. Beautifully landscaped, the rear garden is a true highlight—thoughtfully designed to offer structure, colour, and a sense of calm. Raised beds, established planting, decorative stone borders, and sculptural features create visual interest year round. A generous paved patio provides the perfect spot for outdoor dining, barbecues, or simply enjoying the sunshine. Fully enclosed and offering excellent privacy, the garden balances low maintenance design with an attractive, established aesthetic.

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.

Estate Service Charge £340.00

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.

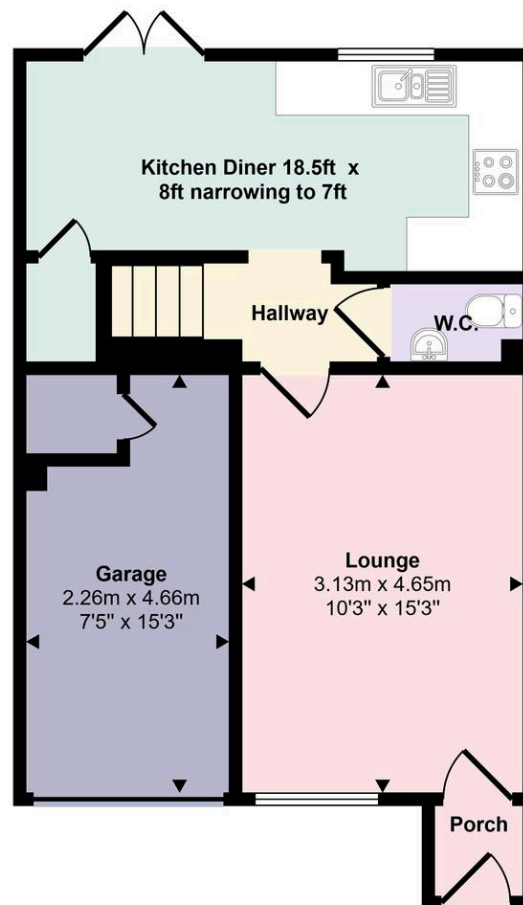
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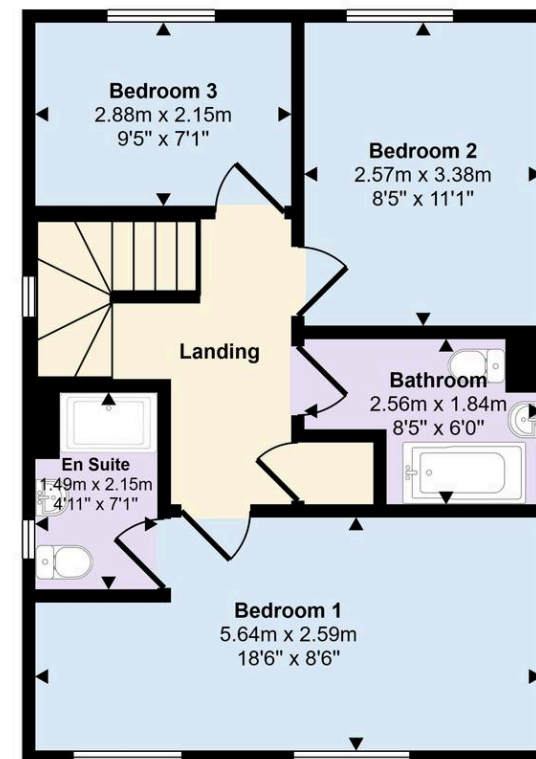


Approx Gross Internal Area
92 sq m / 994 sq ft



Ground Floor

Approx 47 sq m / 501 sq ft



First Floor

Approx 46 sq m / 493 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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