



1 St. Swithun Wells Way, Fair Oak - SO50 7QY

Guide Price £340,000

WHITE & GUARD



# 1 St. Swithun Wells Way

Fair Oak, Eastleigh

## INTRODUCTION

White & Guard are delighted to offer this beautifully presented two bedroom semi detached home, set within a quiet cul de sac in the desirable village of Fair Oak. The property has been thoughtfully styled throughout and offers modern, comfortable living ideal for first time buyers, professionals or those looking to downsize. The property blends contemporary finishes with a warm, inviting feel, making it an ideal choice for those seeking a home they can move straight into and immediately enjoy.

## LOCATION

St. Swithun Wells Way is part of a popular and well established development in Fair Oak, known for its community feel and convenient access to local amenities. Nearby, you'll find well regarded schools, green open spaces, woodland walks, village shops and excellent transport links to Eastleigh, Southampton and Winchester. Whether commuting, raising a family or simply seeking a comfortable place to settle, this location offers the best of both peaceful suburbia and easy modern living.

- EASTLEIGH COUNCIL BAND C
- EPC RATING B
- FREEHOLD
- TWO BEDROOM SEMI DETACHED HOME
- MODERN KITCHEN DINING ROOM
- CLOAKROOM
- ENSUITE TO MASTER BEDROOM
- GOOD SIZE REAR GARDEN







## INSIDE

On entering the home, you are welcomed into a bright hallway with a door that leads into the lounge which is decorated in soft neutral tones with an attractive feature wall adding warmth and character to the space. The layout flows through to an inner hallway which has a door into a handy and modern cloakroom/WC. The impressive kitchen/dining room is to the rear and is fitted with contemporary grey shaker style units, integrated appliances and plenty of worktop space. This room offers ample space for a dining table, making it perfect for entertaining. French doors then open out onto the Patio area and garden, filling the room with natural light.

Upstairs, the property continues to impress with two generous double bedrooms. The main bedroom enjoys a private en suite shower room finished with a modern three-piece suite and tiling. The second bedroom is also a great size and works well as a guest room, home office or workout space. A stylish family bathroom completes the first floor.

## OUTSIDE

The rear garden is larger than the average and enjoys a good degree of privacy and is laid mainly to lawn with a patio area directly outside the French doors. This creates a lovely spot for outdoor dining, barbecues or simply unwinding in the sunshine. Side access leads to the front of the home, where the property benefits from two allocated parking spaces which are positioned conveniently close to the front door. The frontage itself is attractively maintained, with mature shrubs adding to the welcoming kerb appeal.





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 220 Mbps upload speed Up to 1800 Mbps download speed. This is based on information provided by Openreach.

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

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 £50 + VAT for these checks if the property is being purchased in joint names and £35 + VAT for purchases in a sole name.

**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 £50 + VAT for joint owners and £35 + VAT for sole owners.

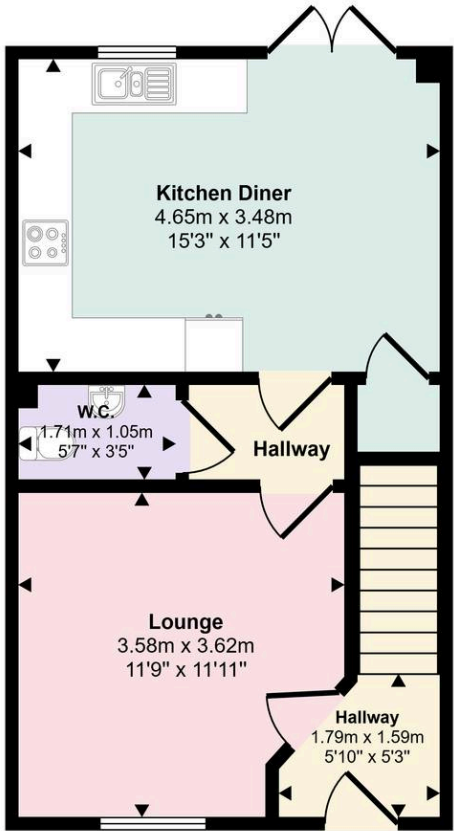
DISCLAIMER

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.

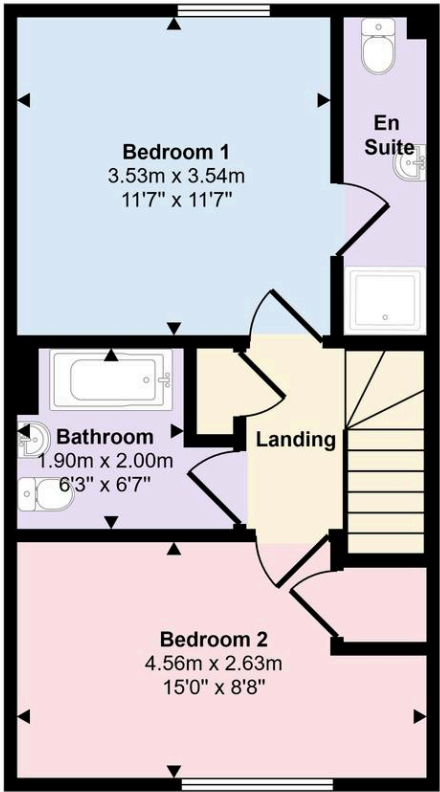
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Approx Gross Internal Area  
79 sq m / 845 sq ft



Ground Floor  
Approx 39 sq m / 425 sq ft



First Floor  
Approx 39 sq m / 420 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.