



3 White Tree Close, Fair Oak - SO50 7FE
£375,000

WHITE & GUARD

3 White Tree Close

Fair Oak, Eastleigh

INTRODUCTION

Set within a peaceful and well regarded cul de sac in the heart of Fair Oak, this beautifully arranged three storey townhouse offers an impressive sense of space, light, and comfort throughout. Thoughtfully styled and exceptionally well maintained, the home enjoys a welcoming ambience from the moment you step through the front door, with each room offering a calm, neutral palette that allows the accommodation to flow naturally from one space to the next.

LOCATION

Situated within a sought after development, the home benefits from a wonderful balance of local village charm and modern convenience. Fair Oak's array of shops, cafes and amenities are within easy reach, alongside well regarded local schools and beautiful countryside walks. Excellent transport links to Eastleigh, Winchester and Southampton further enhance the appeal, making the property ideal for commuters and families alike

- EASTLEIGH COUNCIL BAND D
- EPC ORDERED
- FREEHOLD
- THREE BEDROOM TOWNHOUSE
- MODERN FITTED KITCHEN
- LOUNGE DINING ROOM
- ENSUITE TO MASTER BEDROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING





INSIDE

The property opens into a bright and airy entrance hall, leading through to a well appointed kitchen positioned at the front of the home. Featuring attractive wood fronted units, tiled flooring, ample preparation space and room for all modern appliances, a large window ensures the room remains flooded with natural light throughout the day. To the rear of the ground floor is the superb living room, which forms the real heart of the home. Soft neutral décor and plush carpeting combine to create an exceptionally warm and comfortable living environment. A beautifully presented log burner stands as a striking focal point, perfect for adding a cosy glow during the cooler months. Full-height glazed French doors stretch across the rear wall, opening directly onto the garden and allowing the living space to extend naturally outdoors during warmer weather. A neatly finished cloakroom completes the ground floor.

The first floor offers two wonderfully generous double bedrooms that offer an excellent sense of proportion. Large windows bring in plenty of natural light, ensuring these rooms feel open and uplifting. Serving the first floor is a stylish family bathroom, featuring tiled walls, a full-sized bath, and modern sanitary ware, providing a calm and practical space for busy daily routines. Occupying the top level is the impressive main bedroom suite, a peaceful retreat stretching the full depth of the home. Subtle detailing, sloping ceilings and a comfortable layout give the room an elegant, private feel. A walk in wardrobe offers excellent storage space, while a well-presented en suite shower room adds an extra touch of convenience and exclusivity.



OUTSIDE

The rear garden has been designed with low maintenance living in mind, combining a paved terrace – ideal for outdoor dining – with a raised lawn framed by mature shrubs and planting. This private space offers a lovely area for relaxing. To the front, the property enjoys allocated off road parking, positioned directly outside for ease and practicality.

SERVICES:

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

Full fibre connection broadband. 1130Mbps download and 104Mbps upload.

Estate Service Charge is £325.00 per year.

ANTI-MONEY LAUNDERING REGULATIONS

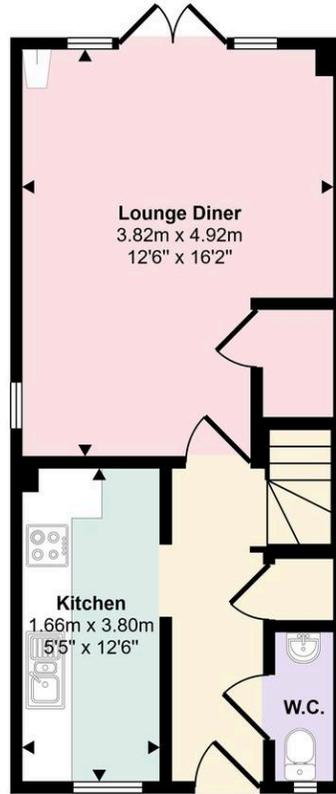
Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

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.

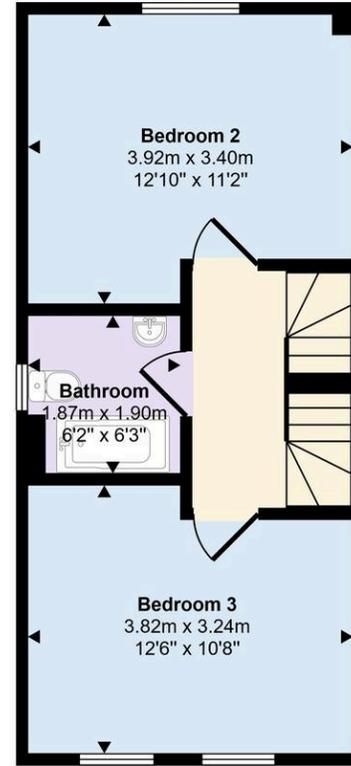
DISCLAIMER

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.

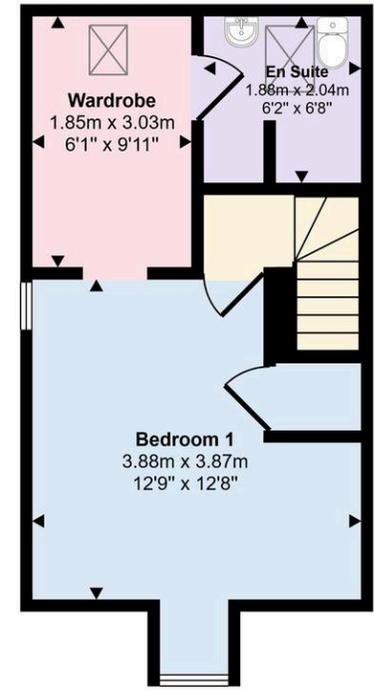
**Approx Gross Internal Area
97 sq m / 1041 sq ft**



Ground Floor
Approx 34 sq m / 367 sq ft



First Floor
Approx 34 sq m / 371 sq ft



Second Floor
Approx 28 sq m / 303 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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