



**Rowe
& Co.**

48 Samuel Jarvis Avenue, Fair Oak

Eastleigh

£450,000

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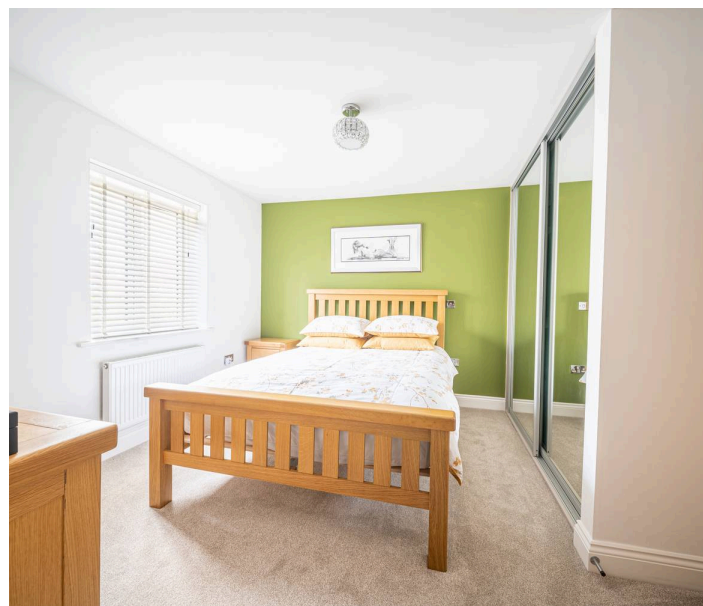
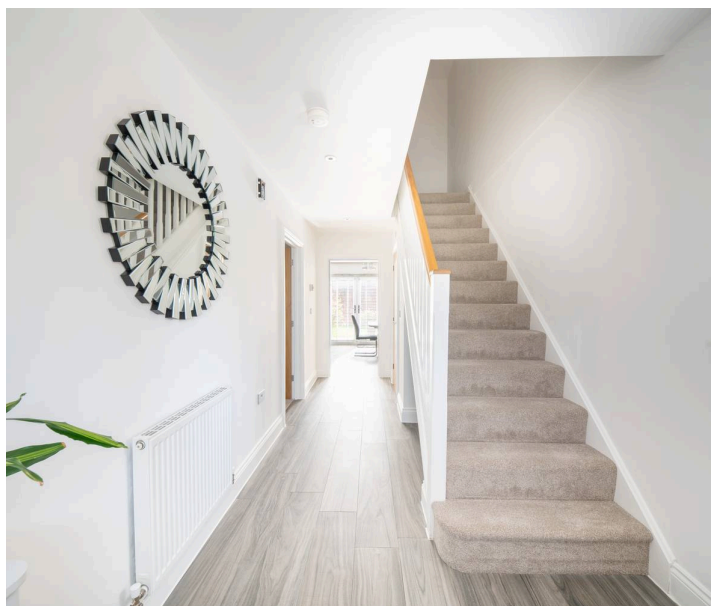
Occupying an attractive position within this popular residential development, this beautifully presented three-bedroom family home was built by the highly reputable Drew Smith Homes. The property combines stylish interiors with thoughtfully designed living spaces, creating a comfortable and versatile home perfectly suited to modern family life. The accommodation features an impressive open-plan kitchen/dining room, ideal for both everyday family living and entertaining, alongside a separate lounge. Externally, the property benefits from a landscaped rear garden, detached garage and private driveway, providing excellent outdoor space and ample off-road parking.

Location

Situated close to the heart of Fair Oak village, this property forms part of the sought-after Pembers Farm development. Within easy walking distance of local schools, shops, and amenities, it also falls within the catchment area for the highly regarded Fair Oak Primary School and Wyvern College (ages 11-16), which benefits from academy status. The charming villages of Bishops Waltham and Botley are just a short drive away, while Eastleigh's bustling town centre and mainline railway station offer excellent transport links. For commuters, Southampton Airport and the M27 motorway provide convenient access to major destinations including Southampton, Winchester, Chichester, Portsmouth, Guildford, and London.

Council Tax band: D - Tenure: Freehold - EPC Energy Efficiency Rating: B

- Stunning Three Bedroom Home
- Garage & Driveway
- Kitchen / Dining Room
- En-Suite To Master
- Cloakroom



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Inside

The welcoming entrance hall sets the tone for the quality found throughout the property, providing access to a convenient downstairs cloakroom and the principal living accommodation with a storage cupboard to onside and stairs leading to the first floor.

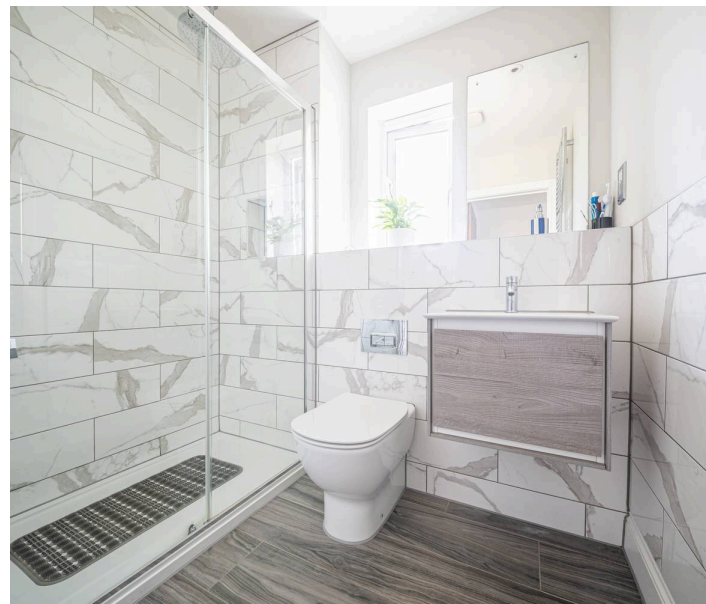
The spacious lounge offers a relaxing retreat, bathed in natural light from the front aspect. Undoubtedly the heart of the home is the stunning open-plan kitchen/dining room, beautifully appointed with an extensive range of shaker style units, integrated appliances, generous worktop space, making it ideal for both everyday family living and entertaining. French doors open seamlessly onto the rear garden, creating an effortless connection between indoor and outdoor living. The first floor offers three well-proportioned bedrooms.

The generous principal bedroom benefits from a range of fitted wardrobes and a stylish en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom finished to an excellent standard.

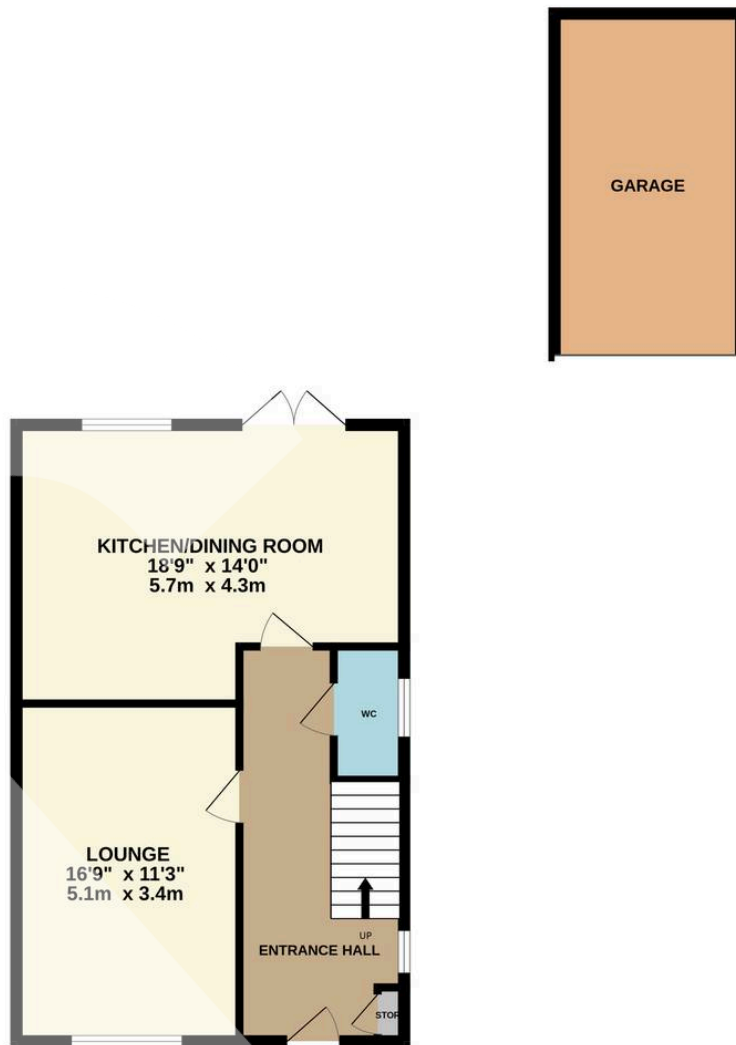
Outside

To the front, the property enjoys attractive kerb appeal with a neatly maintained frontage, driveway parking and access to the detached garage, providing additional parking, storage or potential workspace.

The rear garden has been thoughtfully landscaped to provide a wonderful outdoor entertaining space, with a patio leading onto a level lawn. Fully enclosed and designed with ease of maintenance in mind, the garden provides an ideal setting for family gatherings, alfresco dining and relaxing outdoors.



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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