



Chelmarsh Gardens, Fair Oak

Offers in excess of £725,000 | Freehold | 4 Bedrooms | 25ft Kitchen/diner | Garden Room | Driveway

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Beautifully Presented 4 Double Bedroom Detached Home | Private Road, Fair Oak
Freehold | Driveway | Landscaped Garden | 25ft Kitchen Dining Room | Garden Office



INTRODUCTION

OFFERS IN EXCESS OF £725,000



Tucked away along a private road, this beautifully extended and modernised four double bedroom detached home offers the perfect balance of luxury and practicality. With over 2,000 sq ft of versatile living space, including a stunning 25ft open-plan kitchen/dining area, three additional reception rooms, and two en-suite bedrooms, this is a home designed for modern family living.

The property has been finished to an exceptional standard, with features such as underfloor heating throughout the ground floor, a luxurious family bathroom, and tasteful decor throughout. The landscaped rear garden is low maintenance and boasts a 17ft garden office—ideal for remote working. This turn-key home is the ideal retreat for families seeking both style and convenience in a highly desirable location.

KEY FEATURES

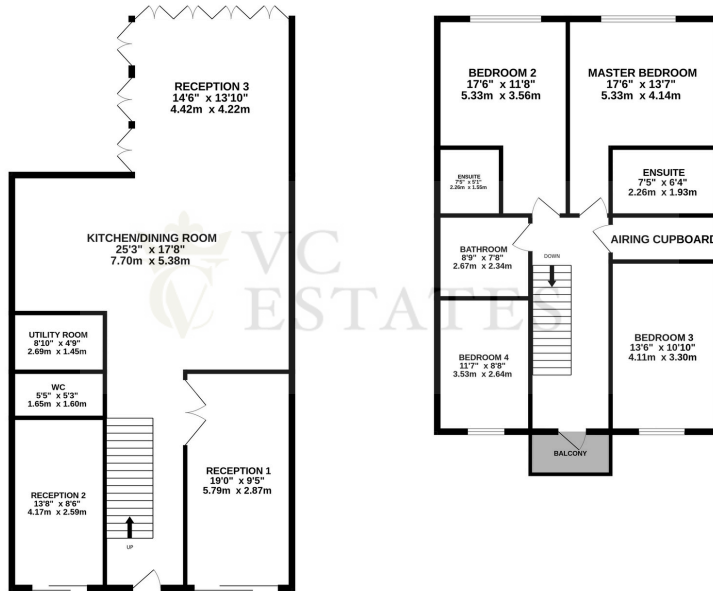
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- Four double bedroom detached home
- 25ft open-plan kitchen/dining room with island and utility
- Three additional reception rooms
- Modernised and extended to a high standard throughout
- Two en-suite bedrooms plus luxurious family bathroom
- Underfloor heating across the ground floor
- Landscaped garden and 17ft garden office
- Private road location with driveway parking

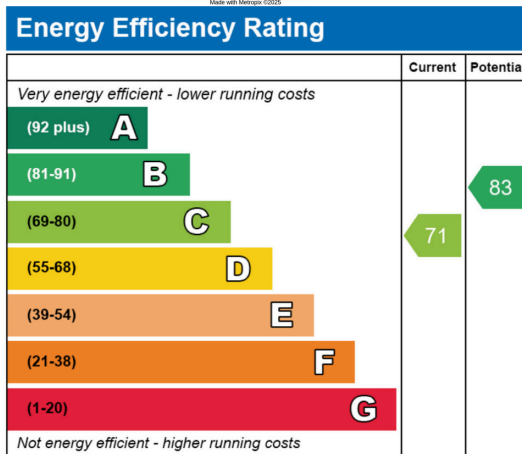


GROUND FLOOR
1141 sq. ft. (106.0 sq.m.) approx.

1ST FLOOR
938 sq. ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA: 2080 sq. ft. (193.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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 have not been tested and no guarantee as to their condition or efficiency can be given.
Marked with asterisk (*) denotes approximate measurements.



AREA INFORMATION: CHELMARSH GARDENS, BOTLEY ROAD, FAIR OAK

Perfectly positioned just off the desirable Botley Road, Chelmarsh Gardens offers the ideal blend of peaceful residential living and everyday convenience. This popular area in Fair Oak is well-loved by families, professionals, and those seeking a strong sense of community—all surrounded by beautiful Hampshire.

Fair Oak is known for its excellent local schools, making it a popular choice for families. Fair Oak Infant and Junior Schools and Wyvern College are all within walking distance. For those considering independent education, King Edward VI School is easily accessible.

Nature is never far away. Enjoy weekend strolls through Lapstone Playing Fields or take the children to Knowle Park, both a short distance from the property. The stunning Itchen Valley Country Park, with its woodland trails, wildlife, and riverside walks, offers an idyllic escape just a short drive away.

Fair Oak village centre offers a charming selection of local shops, cafés, a bakery, pharmacy, and essential amenities—all within easy reach. For larger retail needs, Eastleigh and Hedge End Retail Park are a short drive away. With excellent road links and nearby public transport, commuting to Southampton, Winchester, or Eastleigh is fast and straightforward.

KEY INFORMATION

- Local Authority: Eastleigh Borough Council
- Council Tax Band: E
- EPC Rating: C- 71
- Catchment Schools: Fair Oak Infant and Junior Schools and Wyvern College
- Heating: Gas Central Heating and Underfloor Water Heating
- Parking: Garage and On Street
- Viewing: By Appointment Only



DISCLAIMER

All dimensions and measurements provided are approximate and intended solely as a general guide. VC Estates has not tested any fixtures, fittings, or appliances mentioned within these particulars, and therefore cannot confirm their functionality or condition. Prospective purchasers are encouraged to liaise with the relevant local authority to verify council tax bands and associated charges.

Images included in these particulars are for illustrative purposes only and should not be assumed to reflect items included in the sale. While every effort has been made to ensure accuracy, the information provided does not form part of any offer or contractual agreement. VC Estates strongly advises that solicitors thoroughly review all details—particularly property boundaries, and the results of local authority searches—during pre-contract enquiries as part of the due diligence process.

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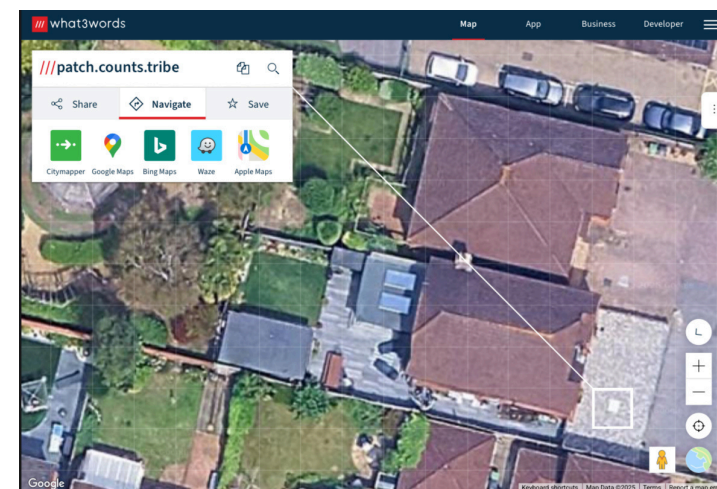
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