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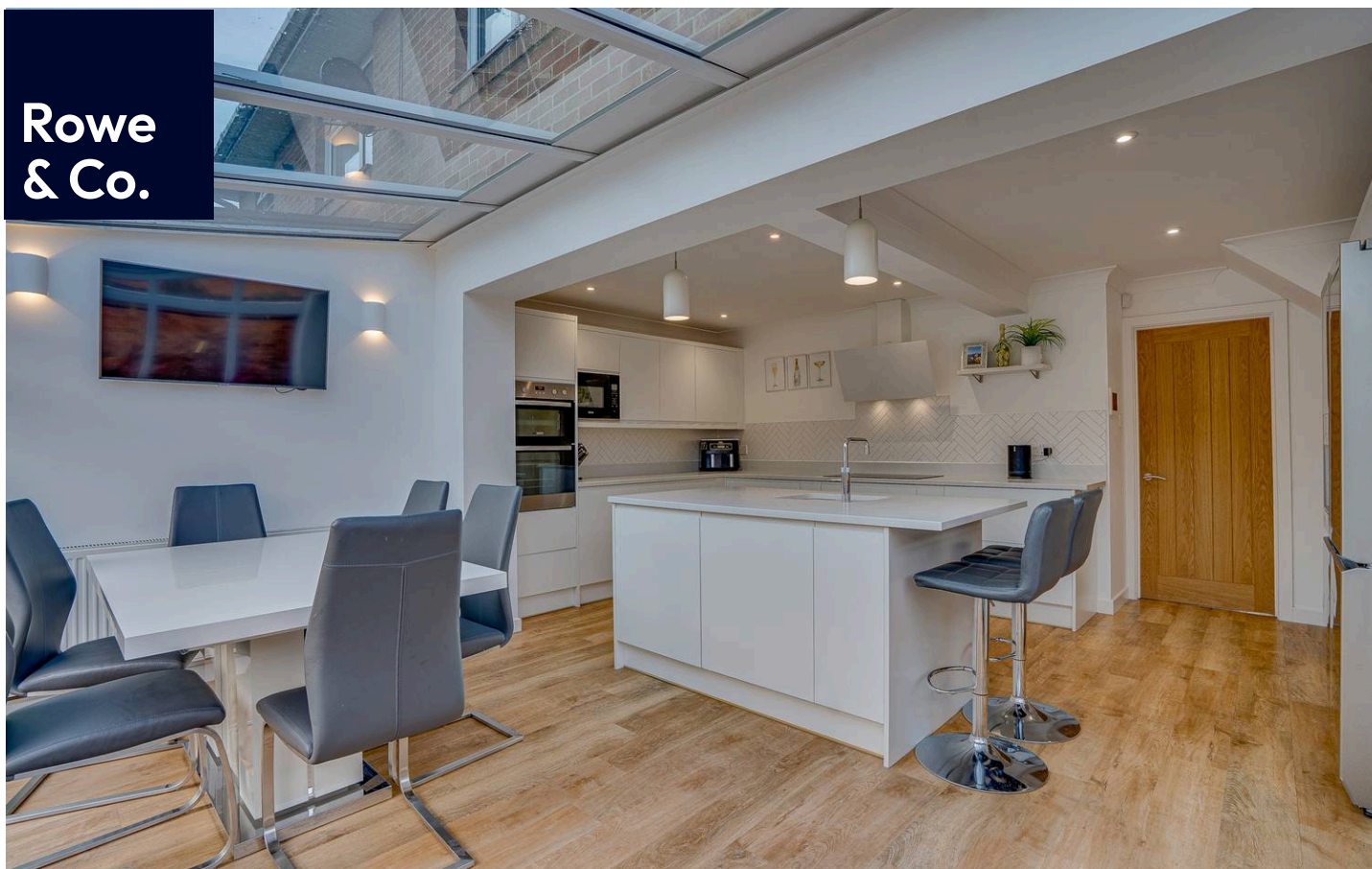
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FOR SALE

36 Selhurst Way, Fair Oak

Eastleigh

£450,000

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36 Selhurst Way

Fair Oak, Eastleigh

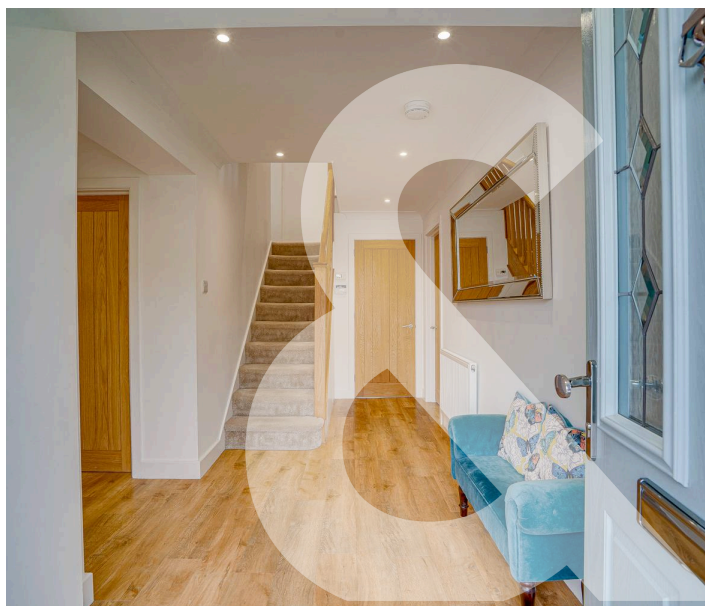
This stunning property has been thoughtfully extended by the current owners and boasts tasteful finishes throughout. Ideally located within walking distance of local schools, it offers a perfect setting for family life. The ground floor accommodation comprises a welcoming entrance hall, spacious lounge, open-plan kitchen/dining/living area, study, utility room, and a cloakroom. Upstairs, you'll find four bedrooms – with the fourth currently used as a walk-in wardrobe – a luxurious en-suite to the master bedroom, and a modern family bathroom. Outside, the home benefits from a beautifully landscaped rear garden, a garage, and a private driveway.

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



36 Selhurst Way

Fair Oak, Eastleigh

INSIDE

You are welcomed into the property via a spacious entrance hall, with doors leading to all main rooms, including a cloakroom, and stairs rising to the first floor. To one side, a door opens into the study, which enjoys a window to the front aspect and access to the utility room.

The generous lounge also benefits from a front-facing window and offers ample space for free-standing furniture, creating a comfortable and inviting living area. The true heart of the home is the open-plan kitchen, dining, and living space at the rear of the property. This stunning area is flooded with natural light from windows and French doors leading to the garden.

The kitchen is fitted with a range of modern wall and base units, complemented by stylish worktops and a central island. There is ample space for a dining table and chairs, making it the perfect space for entertaining or family living. Upstairs, there are four well-proportioned bedrooms. The master bedroom features a contemporary en-suite shower room, while the fourth bedroom is currently utilised as a walk-in wardrobe. A stylish and modern family bathroom serves the remaining bedrooms.


OUTSIDE

To the front of the property is a driveway and a garage, which forms part of a block. Gated pedestrian access leads to the rear garden. The landscaped rear garden features a spacious seating area, ideal for outdoor entertaining, with the remainder laid to low-maintenance artificial lawn. There is also rear access to the garage.



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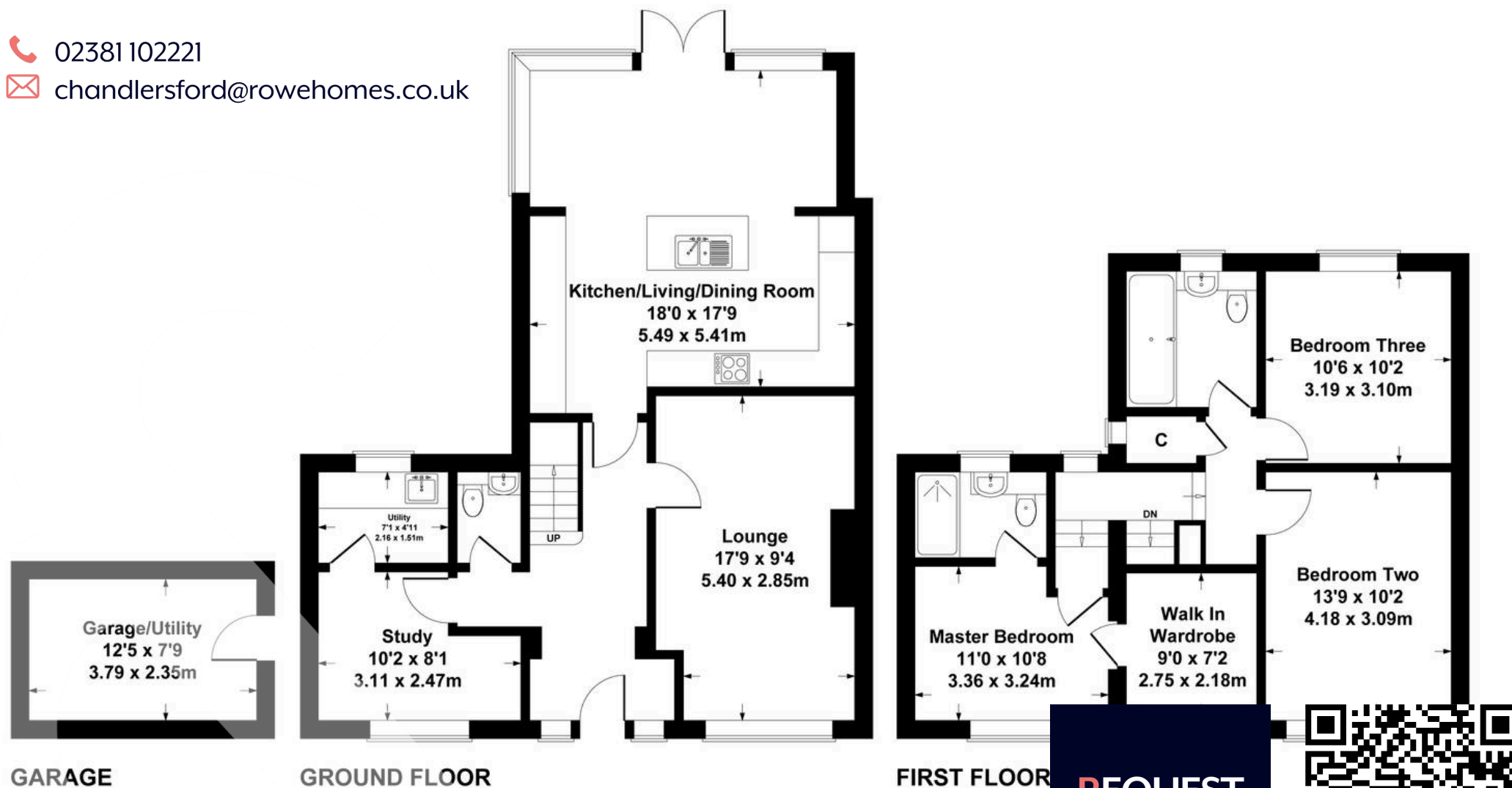
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36 Selhurst Way

Approximate Gross Internal Area
1464 sq ft - 136 sq m
(Including Garage/Utility)



Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

