



**Rowe  
& Co.**

**5 New Road, Fair Oak**

Hampshire

**£350,000**



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& Co.**



## 5 New Road

Fair Oak, Hampshire

Offered with no forward chain, this three-bedroom semi-detached home is conveniently located on this popular road, just a short walk from local schools and shops. The property already benefits from a ground floor extension and offers an ideal opportunity for further modernisation or development, subject to the necessary planning consents. Occupying a generous plot, the home features an established rear garden, garage, driveway providing off-road parking, and a range of useful outbuildings.

### LOCATION

Situated in the sought-after village of Fair Oak, just a short drive from the historic city of Winchester, this property enjoys an excellent location within a thriving community. Fair Oak offers a wide range of local amenities, including independent shops, popular restaurants, highly regarded schools, and an extensive network of footpaths and bridleways through the surrounding woodland and countryside, ideal for walking, cycling, and horse riding. Eastleigh town centre is approximately a 10-minute drive away and provides an even wider selection of shops, restaurants, leisure facilities, and a modern cinema and bowling complex. The area also benefits from excellent transport connections, with easy access to the M3 and M27 motorways, as well as Eastleigh's mainline railway station offering convenient links to London, Southampton, and beyond.

Council Tax band: C - Tenure: Freehold





# 5 New Road

Fair Oak, Hampshire

## INSIDE

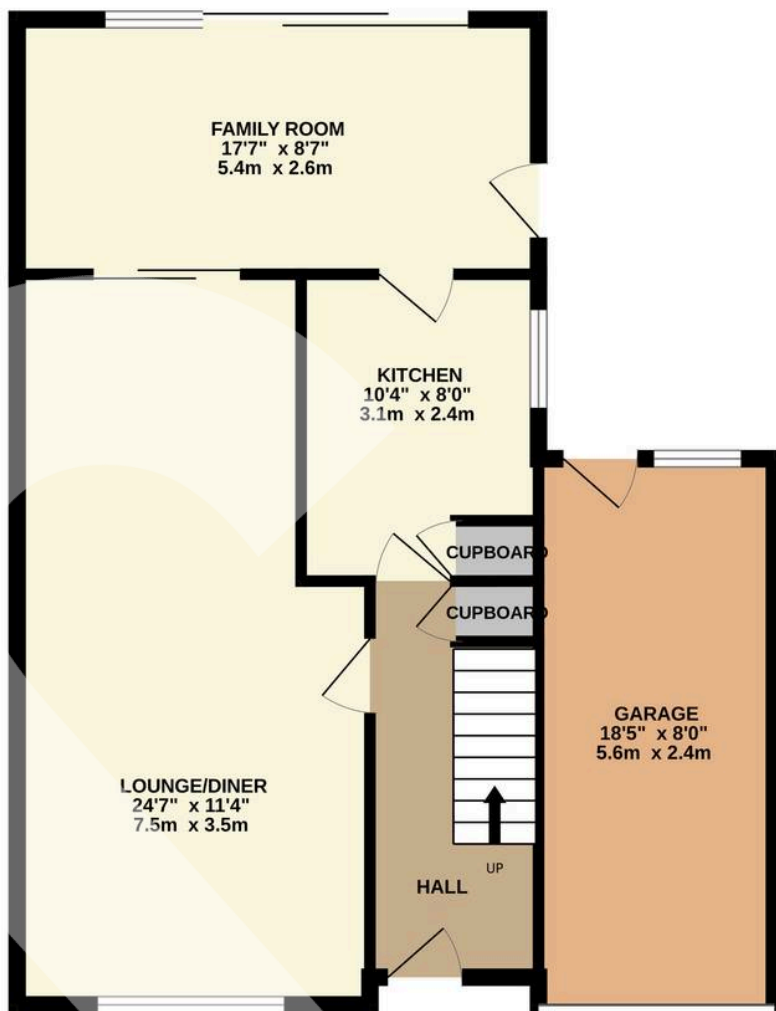
You enter the property through a spacious entrance hall, with doors leading to the principal accommodation, useful understairs storage, and stairs rising to the first floor. To one side, the lounge/dining room offers a generous living space with a large front-aspect window, providing plenty of natural light and ample room for a variety of furniture. Sliding doors at the rear open into the versatile family room, which enjoys further sliding doors leading directly onto the rear garden, creating an excellent space for relaxing or entertaining. The kitchen is fitted with a range of wall and base units, incorporating cupboards and drawers beneath complementary worktops. A side-aspect window provides natural light and ventilation. The first floor comprises three well-proportioned bedrooms, with fitted wardrobes to bedrooms one and two. Completing the accommodation is the family bathroom, which is complemented by a separate WC.

## OUTSIDE

To the front of the property is a block-paved driveway providing off-road parking for multiple vehicles, along with a lawned area and access to the garage via an up-and-over door. The generous rear garden features a paved seating area, ideal for outdoor entertaining, as well as a wooden shed and an additional outbuilding at the far end. The remainder of the garden is mainly laid to lawn and complemented by a variety of mature shrubs and trees, creating an attractive and private outdoor space.



GROUND FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

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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