



**Rowe
& Co.**

30 Latham Road, Fair Oak

Eastleigh

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Fair Oak, Eastleigh

INTRODUCTION

A well-presented three-bedroom family home offering bright and practical accommodation with an attached garage, driveway parking and an attractive rear garden. The property has been extended and thoughtfully arranged to provide comfortable family living, with a generous lounge, spacious kitchen, separate dining area and three well-proportioned bedrooms upstairs. The combination of good internal space and established gardens makes this a versatile home with plenty of appeal.

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.



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INSIDE

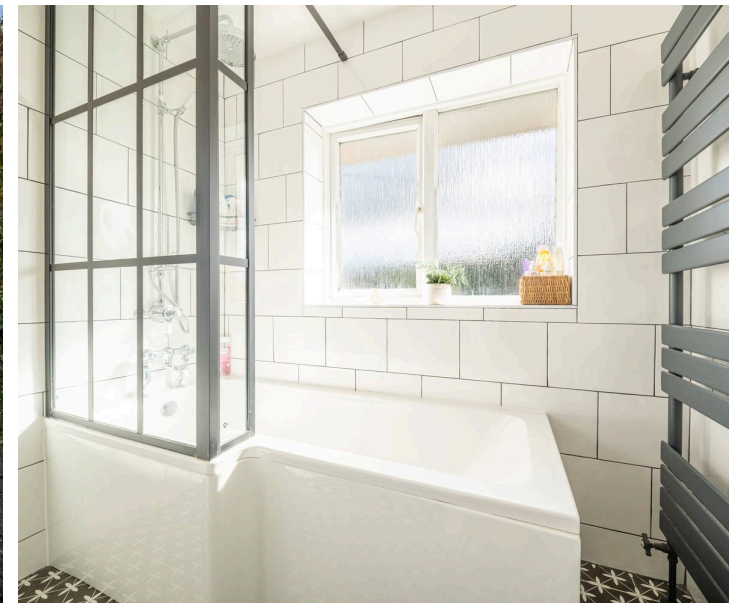
The property is entered via a welcoming hallway with stairs rising to the first floor and useful storage alongside a WC. To the front is a spacious lounge, providing a comfortable main reception room with plenty of space for sofas and additional furniture. A feature fireplace creates a natural focal point, while the large front window allows good natural light into the room. To the rear is a generous kitchen, fitted with a range of units and extensive worktop space. The room offers ample space for everyday cooking and storage, with windows overlooking the rear garden. Adjoining the kitchen is a separate dining area, creating a sociable space for family meals and entertaining while remaining conveniently connected to the kitchen. Upstairs, the landing leads to three bedrooms and the family bathroom. The principal bedroom is a good-sized double, while the second bedroom also offers comfortable double proportions. The third bedroom would work well as a child's room, nursery or home office. The bathroom completes the upstairs accommodation.

OUTSIDE

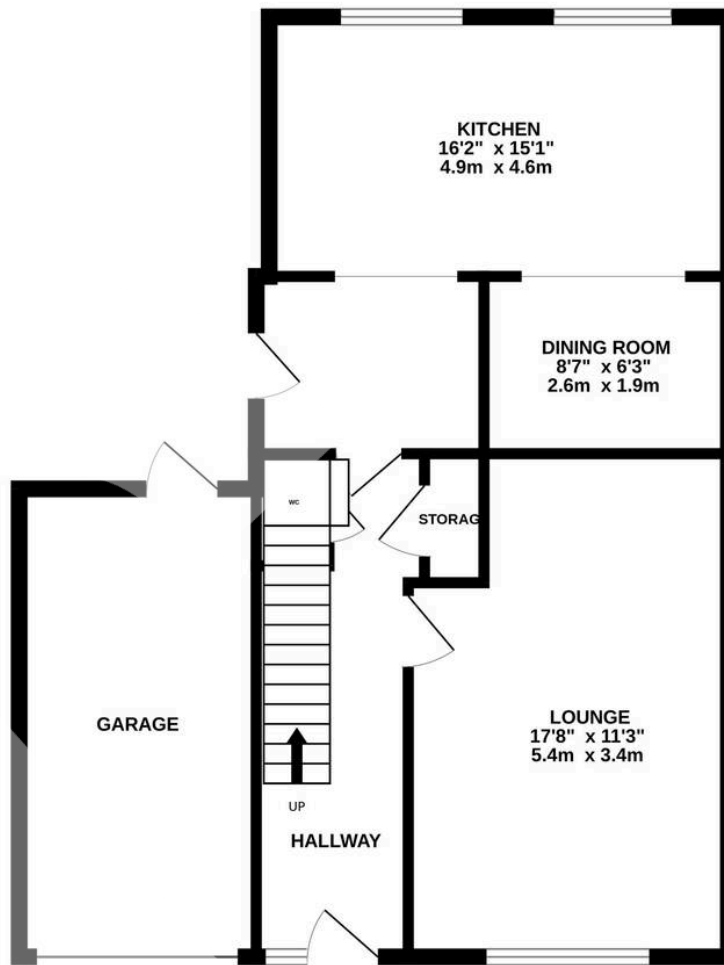
To the front, the property benefits from a driveway providing off-road parking and access to the attached garage, along with a lawned garden and established planting. The rear garden is a particularly appealing feature, offering a good balance of patio and lawned areas with mature shrubs, hedging and planted borders. The patio provides an ideal space for outdoor dining and entertaining, while the lawn offers plenty of room for children, pets or general recreation. The established planting gives the garden a pleasant sense of privacy and creates an attractive setting to enjoy throughout the warmer months.



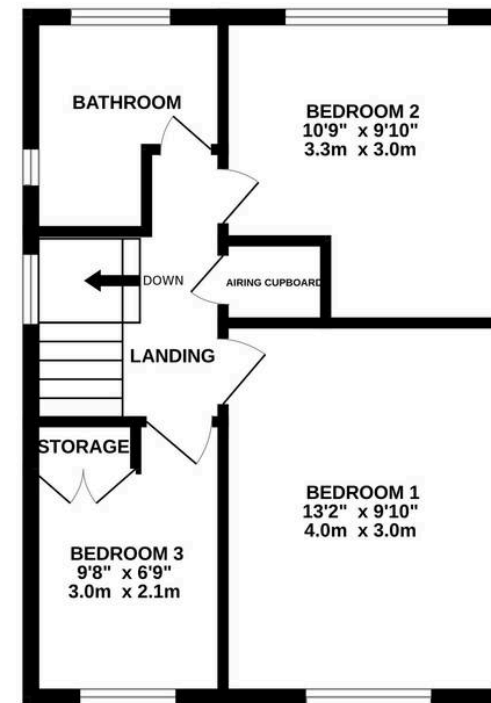
Rowe
& Co.



GROUND FLOOR



1ST FLOOR



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30 LATHAM ROAD

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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