



RICHMONDS

79 Mortimers Lane, Fair Oak, Eastleigh, SO50 7BT

Guide Price £750,000

This charming landmark cottage has within the past 12 months been completely renovated from top to bottom. No expense has been spared throughout the refurbishment program to provide a stunning family home which now provides an aesthetically attractive cottage with a stunning contemporary interior offering all the modern day comforts whilst retaining its original charm.

Offering in excess of 2000 sq. ft of accommodation the first floor provides three double bedrooms with the master enjoying a luxurious ensuite complete with dual shower head cubicle and a further well-appointed four piece family bathroom.

The ground floor is a far bigger space which begins with a vast hallway/dining area which leads into the well-equipped kitchen with a stunning island unit; this then continues into the snug area with wall panelling which then hides the utility room access. A separate main reception room complete with open fire is again accessed from the hall as is the separate study/bedroom 4. Outside across the porcelain patio you will find access to the good sized home office ideal for those wishing to work from home. The south facing garden will be lawned. At the front the home will be provided with four off road parking spaces.

Agents note: Please note the property internally is complete; however externally the driveway is yet to be completed.

In accordance with the Estate Agency Act 1979 we inform all prospective purchasers that the owner of this property works for Richmonds Property Services Limited.

Other Information

Tenure: Freehold, Estate Charge Contribution: Approx. £350 per annum to maintain communal areas.

Energy Rating: C

Sellers position: Vacant possession

Local Authority: Eastleigh Borough Council

Council Tax Banding to be advised





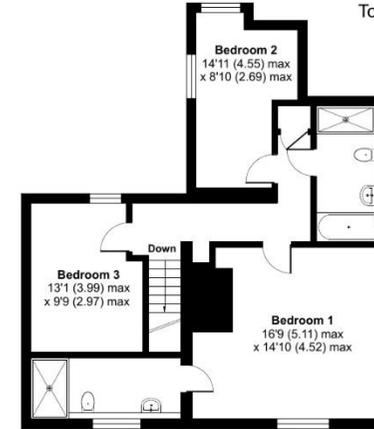
Mortimers Lane, Fair Oak, Eastleigh, SO50

Approximate Area = 1943 sq ft / 180.5 sq m

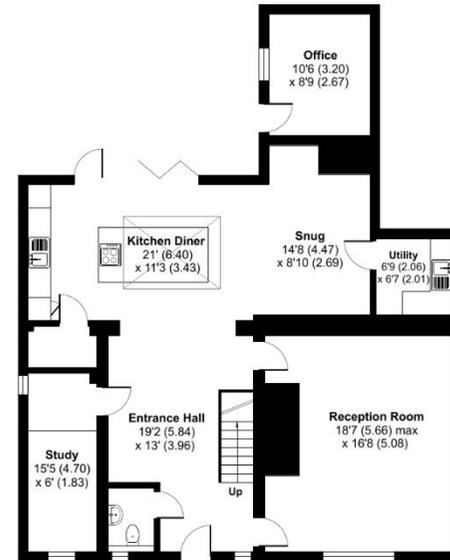
Outbuilding = 93 sq ft / 8.6 sq m

Total = 2036 sq ft / 189.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Richmonds Property Services Ltd. REF: 976386

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

R545 Ravensworth 01670 713330

Lankester House, 1 Freegrounds Road, Hedge End, Southampton SO30 0HG • 01489 789933 • admin@richmondsproperty.co.uk

