







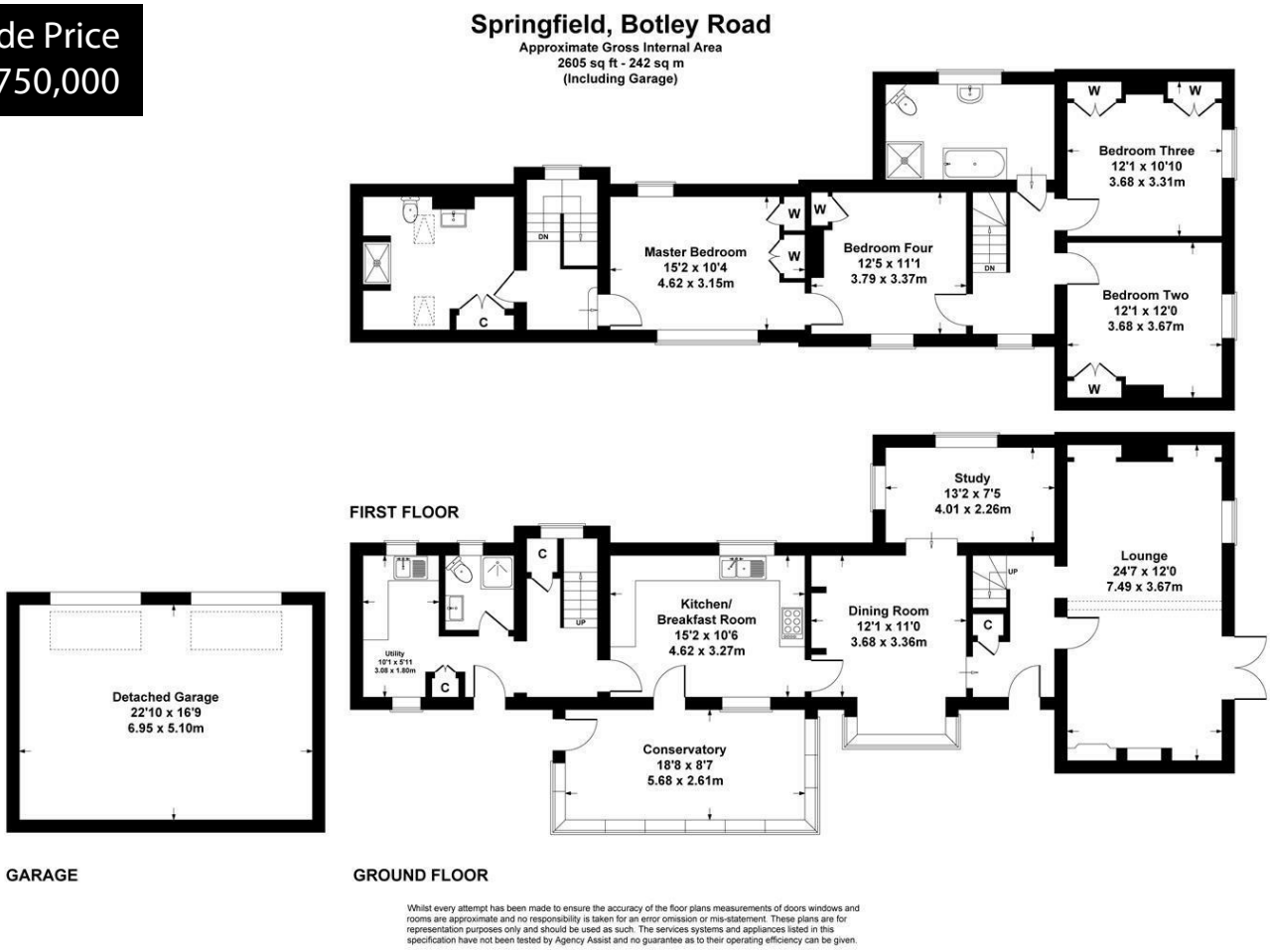




Botley Road, SO50 7AN

Stanford
Est 2005

Guide Price
£750,000



A beautifully presented detached family home offering over 2,200 sq ft of spacious accommodation, set on a generous plot with four double bedrooms, superb living space, a stunning kitchen/breakfast room, detached double garage, ample parking and landscaped gardens.

The Property & Gardens
Rarely does a home of this calibre come to the market. Lovingly owned, maintained and thoughtfully improved by the current family for over 50 years, Springfield is a beautifully presented detached home offering over 2,200 sq ft of versatile accommodation, set within generous, mature gardens with a detached double garage and extensive driveway parking.

Designed with family life in mind, the property offers a wonderfully flexible layout that adapts effortlessly to changing needs. The welcoming entrance leads to a spacious lounge, separate dining room and study, while the heart of the home is undoubtedly the impressive kitchen/breakfast room, showcasing a Rangemaster cooker and opening into a large conservatory overlooking the gardens—creating a fantastic space for both everyday living and entertaining. Beyond the kitchen, a practical rear lobby provides access to a generous utility room and contemporary ground floor wet room, with a stable door leading directly outside; an ideal everyday entrance after countryside walks or gardening.

Upstairs are four well-proportioned double bedrooms, including a principal bedroom with en-suite, all with ample storage, complemented by a stylish family bathroom. Every room has been carefully cared for, resulting in a home that is ready to enjoy whilst still offering scope for a new owner to make it their own over time.

Outside, Springfield truly comes into its own. Occupying a substantial plot, the property enjoys beautifully established, fully enclosed gardens providing privacy and space for children to play or for keen gardeners to enjoy. A generous driveway offers parking for numerous vehicles and leads to the detached double garage, making the property equally practical as it is attractive.

Homes offering this combination of space, flexibility, plot size and long-term ownership are becoming increasingly difficult to find. Springfield presents a rare opportunity to acquire a much-loved family home in a highly desirable village location, ready to begin its next chapter.

Additional Information
Local Council: Eastleigh Borough Council
Council Tax Band: F - £3,492.79 2026/2027
EPC Rating C - 73
Local Primary School: Fair Oak Infant & Junior School
Local Secondary School: Wyvern School
Windows: Double Glazed
Heating: Gas Central Heating
Parking: Driveway - Resurfaced Approximately 2021 & Double Garage
Utilities: Mains
Broadband: Highest Upload - 20mbps (superfast) Highest Download - 80 mbps (superfast)
Phone Signal: See signalchecker.co.uk
Sellers Position: Seller To Find A Property To Purchase
Viewing: By Appointment Only

Location
Springfield enjoys an enviable position within the ever-popular village of Fair Oak, a thriving Hampshire community that perfectly balances village charm with modern convenience. Surrounded by countryside walks and green open spaces, yet within easy reach of Eastleigh, Winchester and Southampton, Fair Oak is particularly popular with families thanks to its excellent selection of schools, local amenities and strong sense of community. The village offers an array of shops, cafés, pubs and everyday conveniences, while nearby Eastleigh provides a mainline railway station with direct services to London Waterloo. Excellent road links via the M3 and M27 make commuting straightforward, and Southampton Airport is just a short drive away. Whether you're enjoying a walk through Itchen Valley Country Park, exploring the nearby woodland of Stoke Park Woods, or simply making the most of village life, Fair Oak continues to be one of the area's most desirable places to call home.

AML & Disclaimer
Offer Check Procedure:
Please note any offer needs to be verified for legal anti-money laundering regulations and any prospective buyer will need to produce identification documents. Properties will not be removed from the market until anti money laundering and financial qualification checks have been satisfied. Prospective buyers are reminded that the details including any measurements indicated are for guidance only and they should seek their own measurements before committing to any expense. We thank you in advance for your

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