



Upper Barn Copse, Fair Oak, Eastleigh, Hampshire, SO50 8DB

Winkworth



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## A light-filled, versatile family home in a peaceful residential setting

A nicely presented four-bedroom detached family home, thoughtfully arranged to provide well-balanced accommodation ideally suited to modern family living. Positioned within a quiet residential setting, the property benefits from a generous block-paved driveway; providing ample off-road parking. An attractive brick façade and covered entrance create a welcoming first impression. Inside, a spacious entrance hallway sets the tone for the rest of the home and provides access to the principal ground floor rooms.

To the front aspect, a well-proportioned family room offers a versatile reception space, ideal as a snug or formal sitting room. Adjacent is a separate dining room, perfectly arranged for entertaining yet equally suited to everyday family use. To the rear lies the true heart of the home; a superb open-plan kitchen/lounge. This impressive space is filled with natural light from wide French doors that open directly onto the garden terrace, creating a seamless connection between inside and out. The kitchen is well-appointed with extensive cabinetry, generous work surfaces and a central island, flowing effortlessly into relaxed seating and dining areas. It is a layout designed with both practicality and sociable living in mind. A separate utility room provides additional functionality, with space for laundry appliances, while a ground floor WC and a large, externally accessed storage room complete the accommodation on this level.

Upstairs, four well-balanced bedrooms are arranged around a central landing. The principal bedroom enjoys a front aspect and benefits from a private en-suite shower room. A further double bedroom also sits to the front, while two additional bedrooms overlook the rear garden, all offering comfortable proportions. A modern family bathroom serves the remaining bedrooms and is fitted with both bath and shower facilities.

Externally, the rear garden is enclosed and designed for ease of maintenance, with a paved terrace immediately adjoining the house, leading onto a well-kept lawn. The space offers a good degree of privacy and is perfectly suited to family life. This well-proportioned and stylish family home offers an exceptional balance of space, versatility and natural light throughout. It will particularly appeal to families seeking a peaceful, well-connected setting, combining the ease of modern living with the tranquillity of a quiet residential environment.

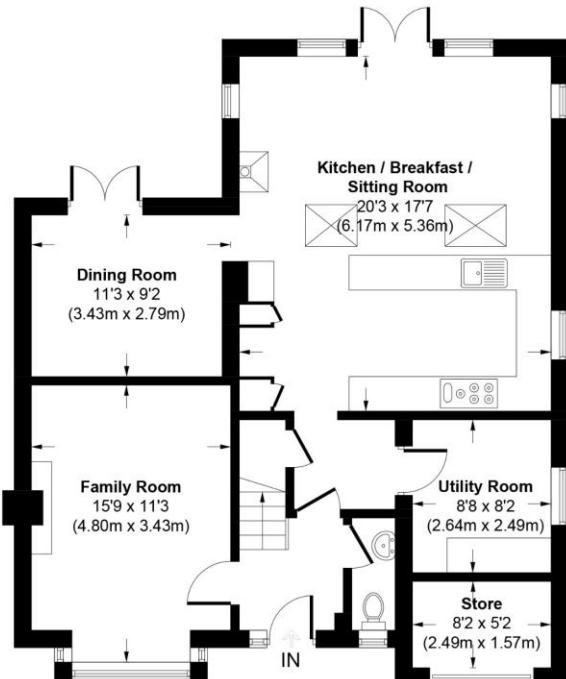


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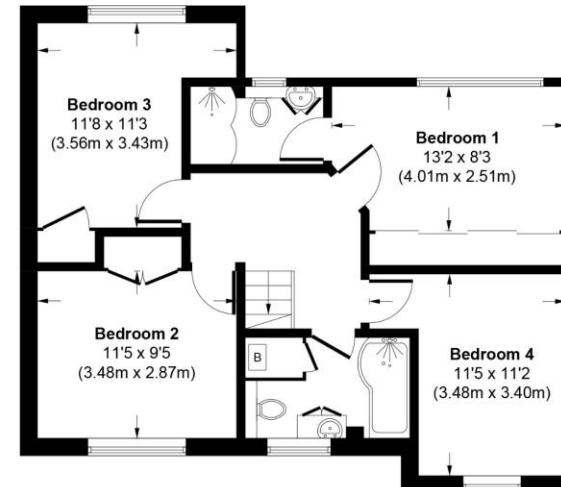
### Upper Barn Copse, SO50 8DB

Approximate Gross Internal Area  
Main House = 1506 Sq Ft / 139.9 Sq M  
Store = 39 Sq Ft / 3.6 Sq M  
Total = 1545 Sq Ft / 143.5 Sq M



#### GROUND FLOOR

#### FIRST FLOOR



This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

#### Directions

From our offices on Winchester high street, head along Trafalgar Street and St Clement Street towards Southgate Street, then turn right to follow the main route out of Winchester. Continue straight, passing through both roundabouts at Hockley Link, and stay on the road as it leads towards Fair Oak. When you reach Sandy Lane, turn right, then immediately turn right again onto Upper Barn Copse. Your destination will be on the left.

#### Location

Situated in the village of Fair Oak, this property benefits from a peaceful residential setting while being close to a wide range of local amenities. The village offers supermarkets, independent shops, cafés, traditional pubs, and leisure facilities, with further shopping and dining options available in nearby Eastleigh town centre. Families are well served by a selection of highly regarded primary and secondary schools in the area. Excellent transport links are also on offer, with easy access to the M3 and M27 motorways, Eastleigh railway station providing regular services to London Waterloo, and Southampton Airport just a short drive away, making this location ideal for commuters and those seeking a balance of village life and connectivity.

#### PROPERTY INFORMATION:

**COUNCIL TAX:** Eastleigh Borough Council Band E.

**SERVICES:** Mains Gas, Electricity, Water & Drainage.

**BROADBAND:** Fiber to the Cabinet Broadband Available to Order Now. Checked on Openreach February 2026.

**MOBILE SIGNAL:** Coverage With Certain Providers.

**HEATING:** Mains Gas and Electricity.

**TENURE:** Freehold.

**EPC RATING:** C

**PARKING:** Off-Street parking.

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

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