







### Key Features:

- Remarkable, sizeable detached residence
- Non-estate position within a quiet cul de sac, including the catchment for an outstanding school
- Private rear garden with a woodland backdrop
- Detached garage with home office/studio and ample driveway parking
- Substantial kitchen/breakfast/family room with bay windows, doors to garden and an island
- Generous, classic lounge with conservatory style seating area and open, working fireplace
- Separate dining room and study/fifth bedroom
- Extensive master with family-sized en suite bath
- Good sized bedrooms
- Second en suite, utility, two cloakrooms and refitted bathroom

### The Property

This remarkable, sizeable residence presents ideal family living and entertaining, with spacious, sociable reception spaces. An inviting entrance hall leads into the home, finished with notable wooden flooring, flowing through the ground floor. A substantial kitchen/breakfast/family room is the hub of the home, with a stylish kitchen fitted to a rear aspect bay window, granite work surfaces, a central island/breakfast bar with six places, space for a Range with six-ring burner and space for an American fridge/freezer, including plumbing for ice. An archway leads through to a family/play area, great for keeping an eye on the children, with a bay window and glazed double doors to the southerly aspect garden. Convenience is offered by a utility, accessing the garden and a cloakroom, whilst there is an additional, refitted guest cloakroom to the entrance hall. A generous, classic lounge is shaped to feature an inviting conservatory-style area offering garden views, with window seating and French doors, as well as an open working fireplace presenting a stone surround and hearth. A separate front dining room is ideal for formal occasions, whilst a ground floor study/fifth bedroom provides flexibility.





Upstairs, a front-facing landing offers continuation wood flooring, with doors to all of the main rooms. Four well-proportioned bedrooms feature an extensive master, overlooking the front and rear of the home. Generous bedroom space offers plenty of room for a Queen sized bed along with versatility for furnishings, whilst a family-sized en suite is accessed to the side, featuring a P-shaped bath. The second bedroom is also a great size, benefitting from built-in, recessed wardrobes and a three-piece en suite shower. The third bedroom offers a further double, whilst the fourth is a good sized single bedroom. A refitted family bathroom further serves the first floor, with a modern suite including a Jacuzzi-style bath, a separate shower and tiled flooring.

### The Grounds

Presenting privacy and seclusion, the southerly aspect rear garden receives plenty of sun light, whilst bordered by woodland to offer a notable tree-lined backdrop. A flagstone patio area is ideal for al fresco dining and lounging in the sun during hot weather, whilst leading onto a neatly lawned garden. A further, artificially lawned side garden offers a great play area for the children. Ample driveway parking is to the front of the home, with space for approximately six cars, and detached garage parking. Partially converted, the garage provides a useful home office/studio, ideal for professionals working from home, with insulation and heating. Potential to add additional parking is also provided (STPP).

### Location

Well situated toward the end of a quiet cul de sac within a select, non-estate location, this family home is within the catchment area of Parsonage Nursery and Infants School, rated outstanding by Ofsted. Set between Farnborough and Fleet mainline stations, the property benefits from accessibility to London by rail. The thriving town of Farnborough connects to the M3 and major roads, providing excellent links to the coast, city and airports. A choice setting for business headquarters, it hosts the 'International Air Show'. The town includes a cinema, reputable schools and King George Playing Fields, host to community events.

### Agent's Comment

"This fantastic detached house offers a desirable non-estate location. Perfect for families of all ages, it offers flexible accommodation and great reception rooms."

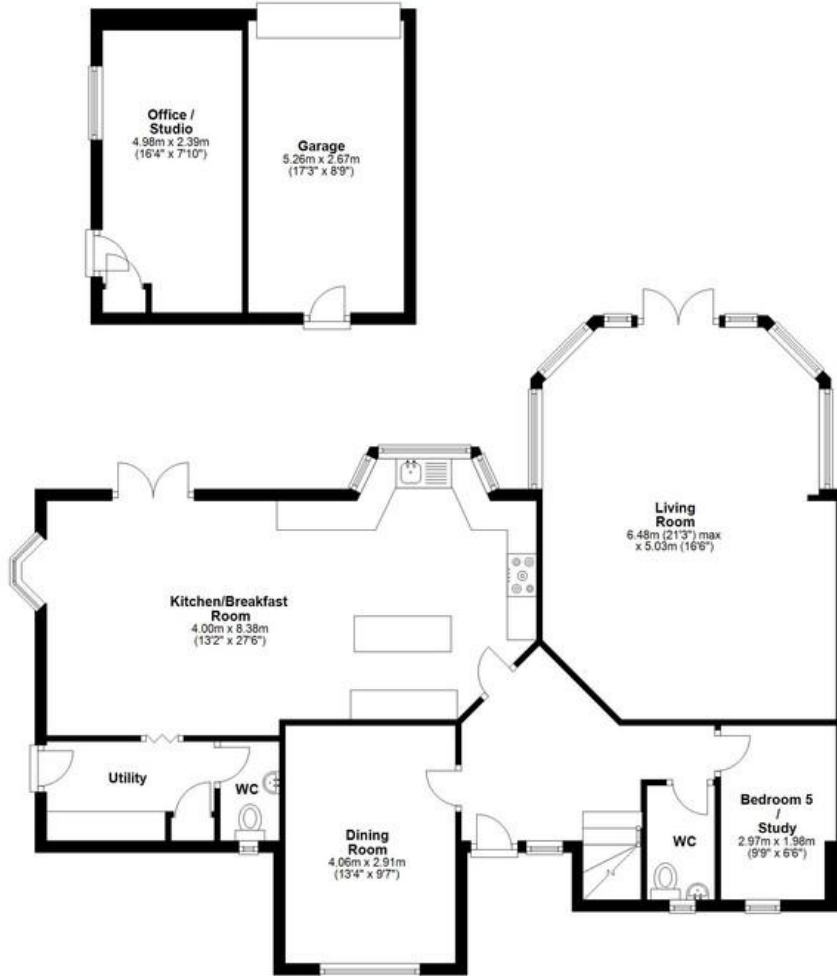
### Energy Efficiency Rating

Current: D | Potential: C



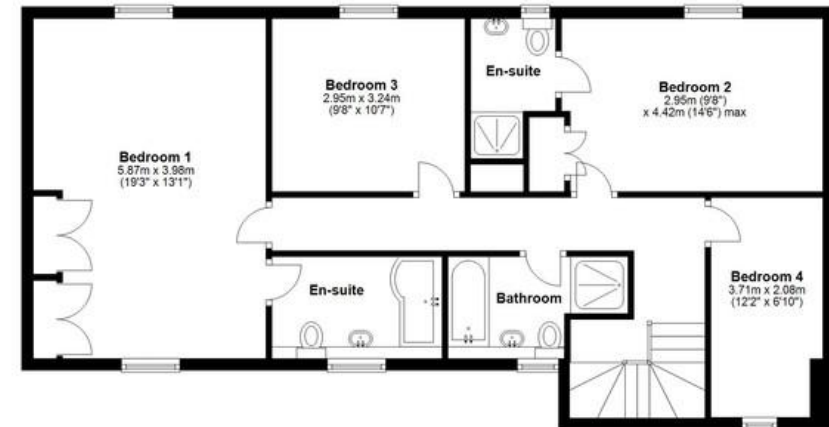
### Ground Floor

Main area: approx. 103.3 sq. metres (1111.9 sq. feet)  
Plus outbuildings: approx. 25.7 sq. metres (276.7 sq. feet)



### First Floor

Approx. 82.7 sq. metres (889.7 sq. feet)



Main area: Approx. 186.0 sq. metres (2001.6 sq. feet)  
Plus outbuildings: approx. 25.7 sq. metres (276.7 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes, and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2021 Quick EPC. Plan produced using PlanUp.

