



**Selbon**

Residential sales & lettings

South Grove, Fleet,  
Hampshire, GU51 2TU

Offers over £800,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- Well-Presented Detached Family Home
- 17ft. Kitchen/Breakfast Room & Utility Room
- 17ft. Living Room With French Doors to Rear Garden
- En-Suite to Bedroom One & Family Bathroom
- Close to Fleet Train Station & Local Amenities
- Five Bedrooms
- Conservatory, Study, Dining Room & Cloakroom
- Wrap Around South-Westerly Facing Rear Garden
- Private Driveway With Ample Parking & Double Garage
- Cul-De-Sac Location On Ancells Farm

Selbon Estate Agents are delighted to offer to the market this well-presented five bedroom detached family home accessed via a private driveway and situated in a cul-de-sac location on the Ancells Farm development.

A particular feature of this stunning property is the wrap-around south-westerly facing garden, close proximity to Fleet train station and local amenities a short distance away. Junction 4a of the M3 motorway is approximately 2 miles distant making this property ideal for the commuter who needs access to London.

The current school catchment areas include; Fleet Infant school, Velmead Junior school and Calthorpe Park Secondary school.

On entering the property you are welcomed into a reception hallway with turning staircase and part galleried landing to the first floor. The principle accommodation includes; 17ft. kitchen/breakfast, utility room, 17ft. living room with French doors to rear garden, dining room, study, conservatory and a cloakroom.

The kitchen is fitted with a range of eye and base level cupboard and drawer units. A central island with integrated hob and seating provides a focal meeting area. Built-in appliances include; double oven, microwave, dishwasher, fridge and freezer. Triple aspect windows offer an abundance of natural light.

To the first floor are five bedrooms and a four piece family bathroom. Bedroom one has a range of built-in wardrobes and an en-suite shower room. Bedroom two and three also benefit from built-in wardrobes.

Externally the mature rear garden has an expanse of lawn with a vast selection of established shrubs, planting and mature trees. A patio and further decked area offer an ideal place for entertaining and dining.

To the front of the property is a private driveway offering ample off-street parking and leads to a double garage with eaves storage and courtesy door to the rear garden.





































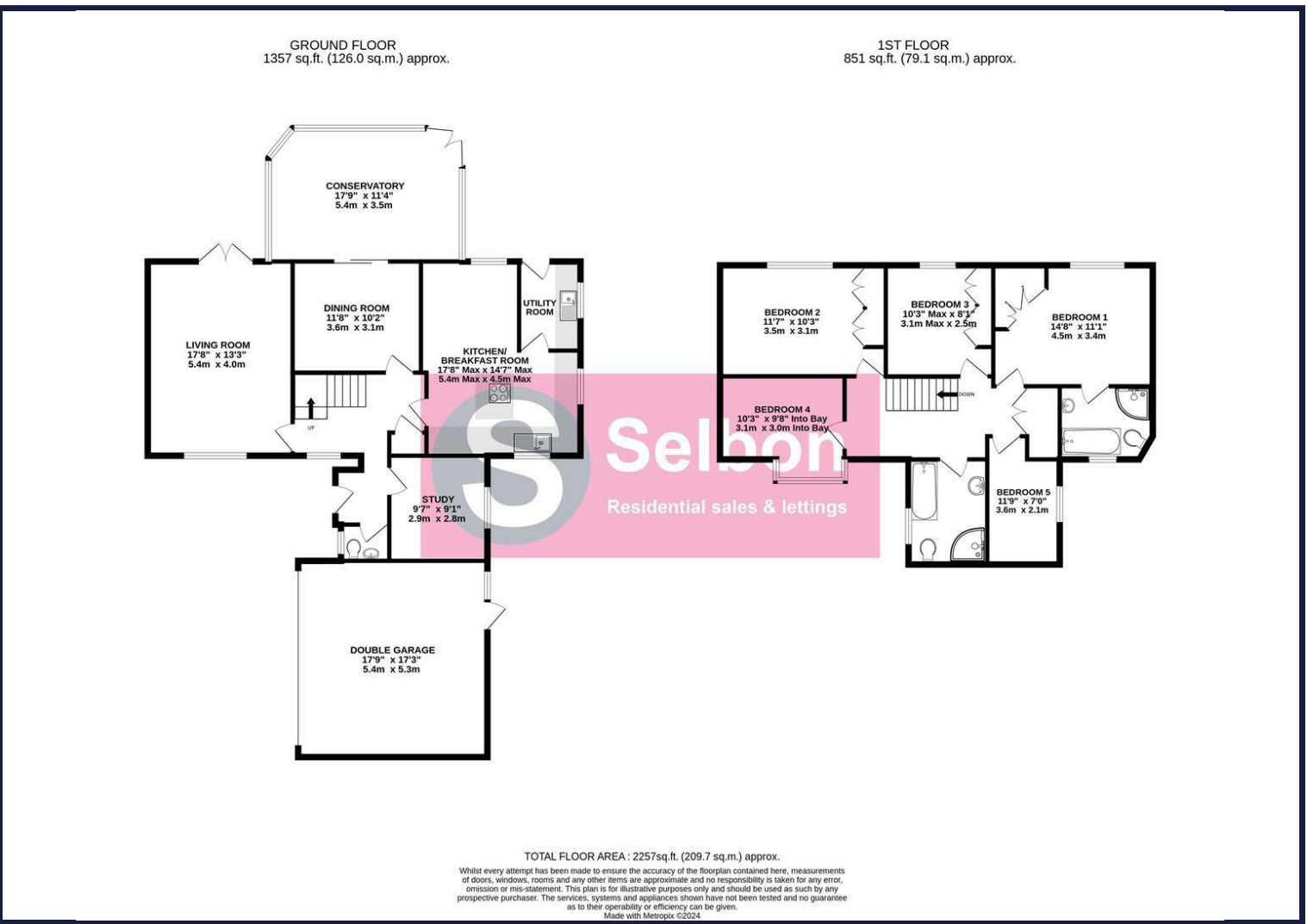




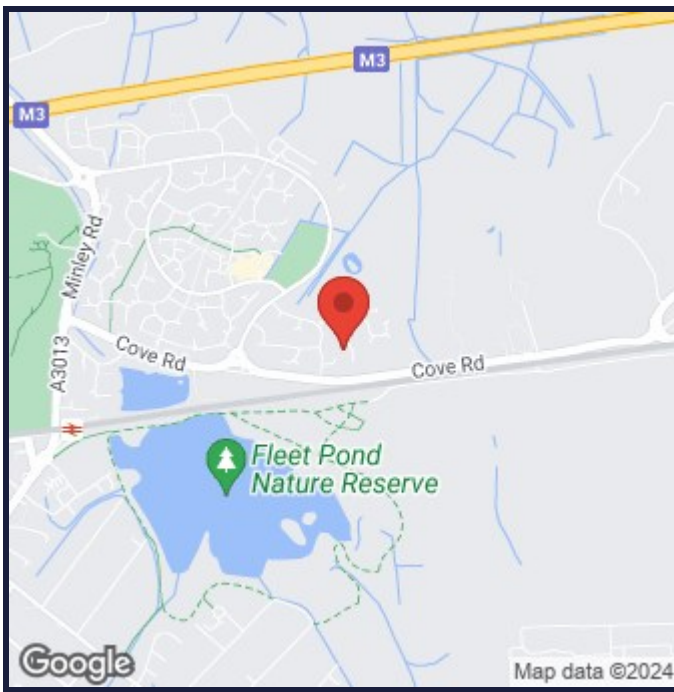




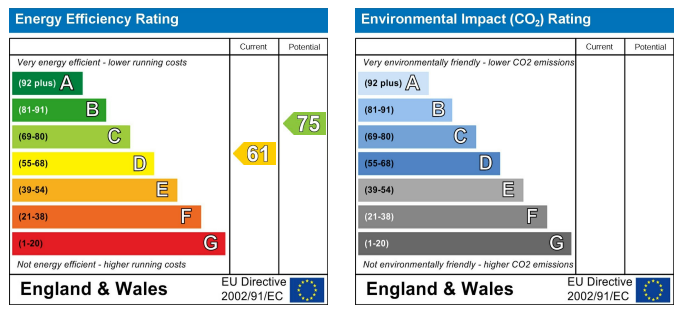
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: F

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