



**Selbon**

Residential sales & lettings

Saddleback Way, Fleet,  
Hampshire, GU51 2UR

Offers over £800,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Five Bedroom Detached Family Home
- Extended and Re-Modelled
- Living Room, Utility Room & Cloakroom
- Bedroom Two with En-Suite Shower Room
- Approx. 1/5 Acre Mature Corner Plot
- Ancells Farm Development
- 26ft. Open Plan Kitchen/Breakfast/Family Room
- Bedroom One with En-Suite & Dressing Room
- Family Bathroom
- Ample Driveway Parking & Garage

Selbon Estate Agents are delighted to offer to the market this five bedroom detached family home occupying a larger than average mature corner plot and nestled in a cul-de-sac location on the popular Ancells Farm development.

The property has been extended and re-modelled at the rear and offers a spectacular kitchen/breakfast/room measuring approximately 26ft. in length by 20ft. in width with bi-folding doors to the rear garden and further patio doors to the pergola and window meaning an abundance of natural light flows in.

The kitchen comprises; eye and base level cupboard and drawer units with a further central island and is complimented by Quartz worktops. Integrated Smeg appliances include; two ovens, 3 in 1 boiling tap, fridge & freezer. Space for dishwasher.

The remaining ground floor accommodation includes; 15ft. front aspect living room, utility room and a cloakroom.

To the first floor are five bedrooms and a family bathroom. Bedroom one boasts an impressive double height ceiling, dressing room and an en-suite shower room. Bedroom two also benefits from an en-suite shower room.

The overall plot is approaching 1/5 on an acre and the rear garden is predominately laid to lawn with mature planting and evergreen borders. Immediately to the rear of the property is a patio area which sweeps round the side and back of the house.

To the front of the property is a resin bound stone driveway offering ample parking. The property is set well back from the road. There is access to the single integral garage and side access to the rear of the property.

The property is conveniently located for local shops, schools, Fleet mainline train station and junction 4a of the M3 motorway. The current school catchment areas include: Fleet Infant school, Velmead Junior school and Calthorpe Secondary school.

Internal viewings are highly recommended to fully appreciate this stunning property.





**HOUSE RULES**  
Love one another  
SAY PLEASE & THANK YOU  
Call your Cousins  
DREAM BIG  
LEARN SHARE  
DO WHINE  
TURN IT OFF  
Be Honest



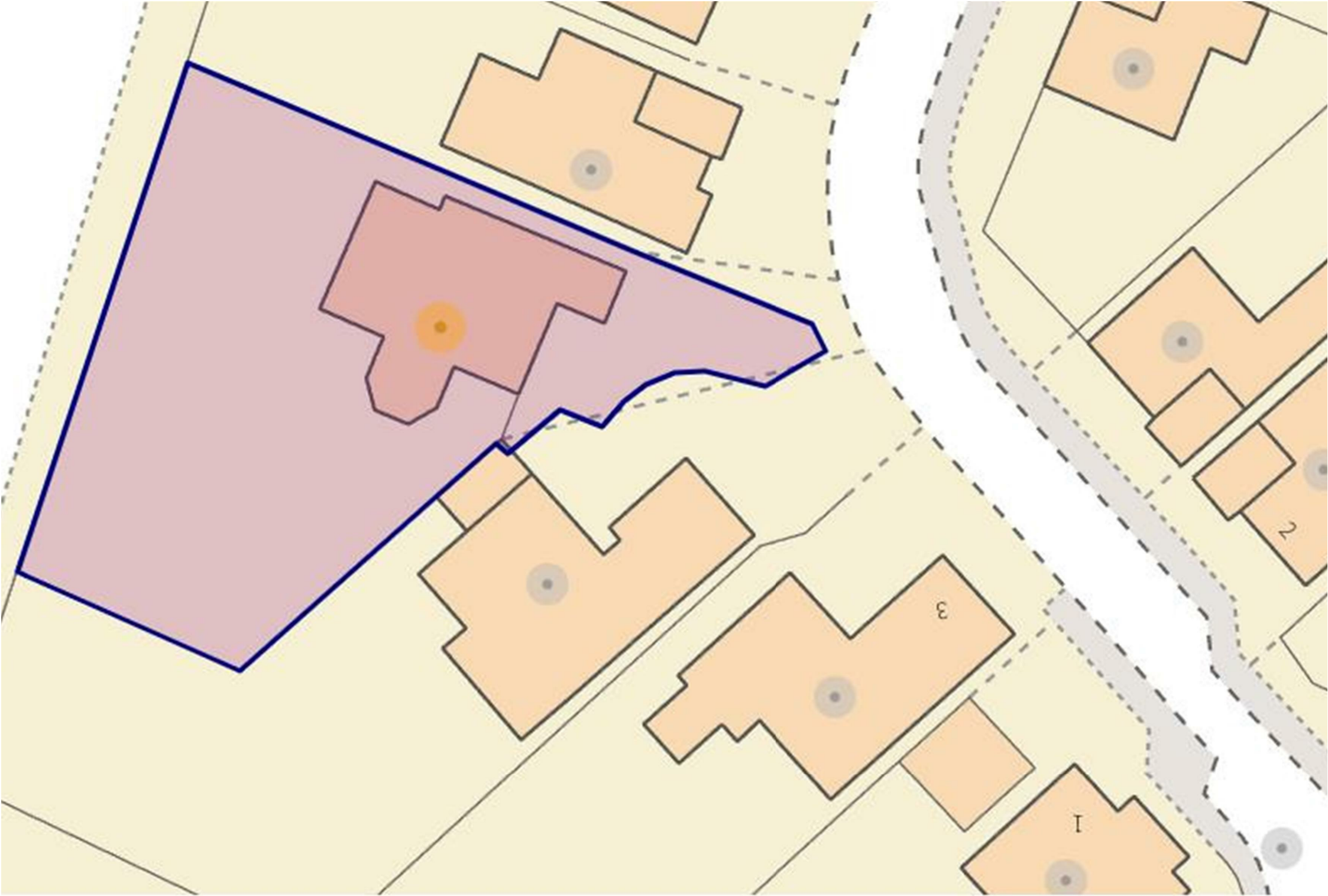




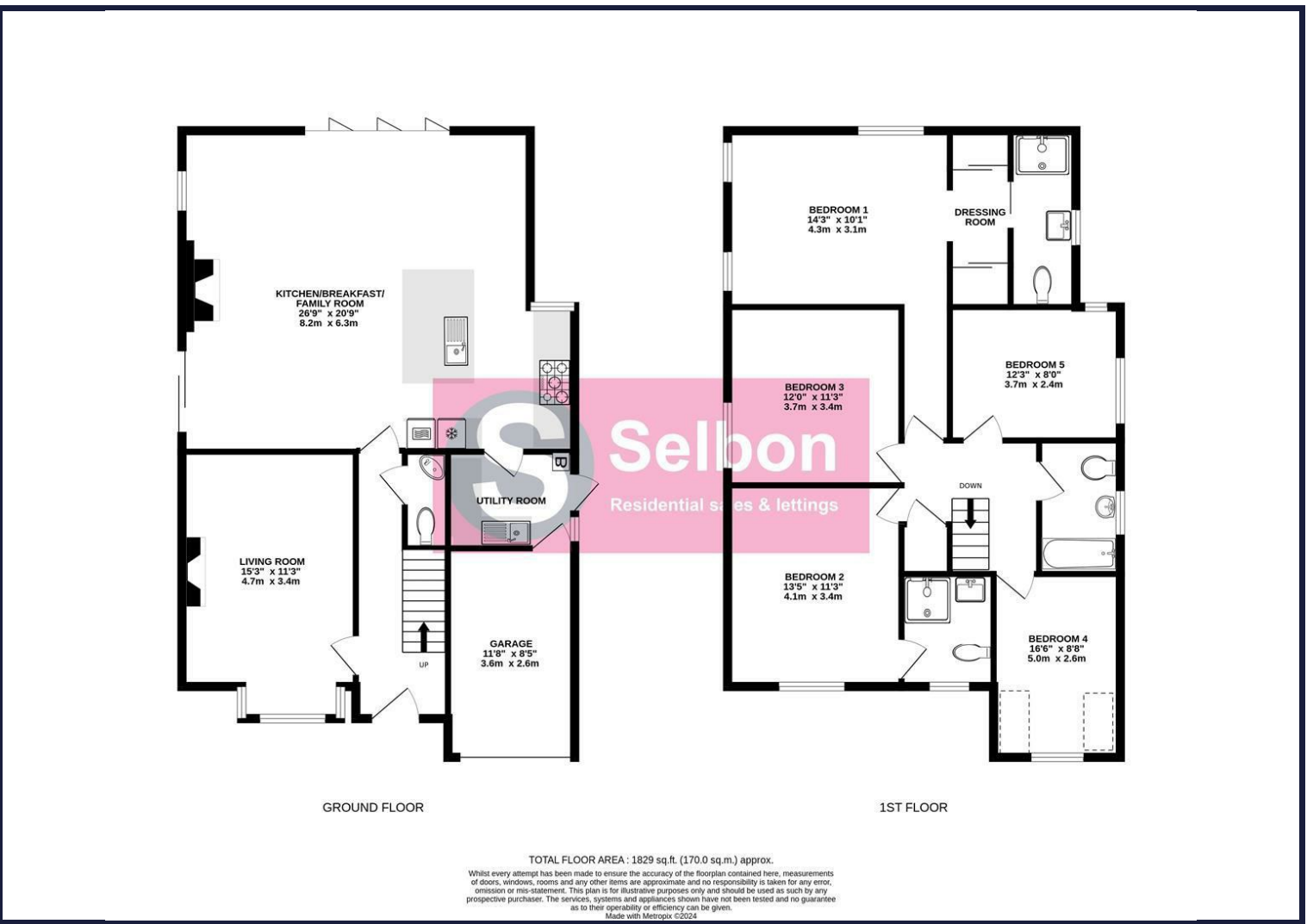




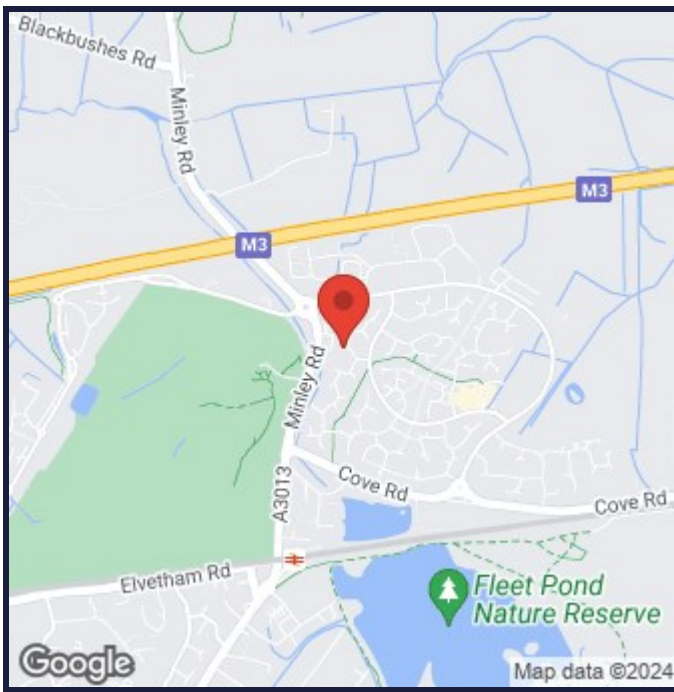




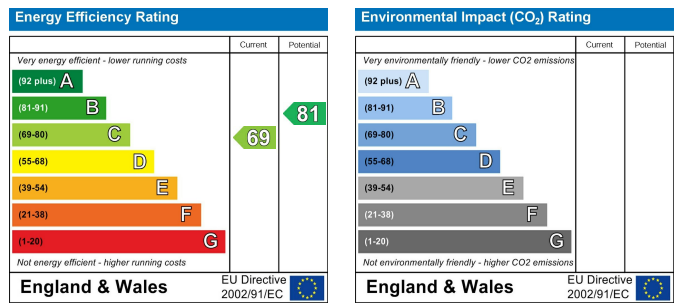
Floor Plans



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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