



**Selbon**

Residential sales & lettings

Harrow Road, Fleet,  
Hampshire, GU51 1JD

Offers over £950,000 Freehold



**01252 979300**

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- No Onward Chain
- Bedroom One with Dressing Room & Re-Fitted En-Suite
- Living Room With Inglenook Fireplace
- Re-Fitted Wren Kitchen With Neff Appliances
- Mature Rear Garden With 12ft. Glass Veranda
- Five Double Bedrooms & Three Re-Fitted Bathrooms
- 35ft. Open Plan Kitchen/Breakfast/Family/Dining Room
- Study, Utility Room & Cloakroom
- Driveway Parking & Tandem Garage (Part Converted)
- PV Solar Panels, Immersion Heater Controller & Battery

Selbon Estate Agents are delighted to offer to the market this executive five bedroom detached family home, built by Messrs David Wilson, situated on the popular Elvetham Heath development.

The current owners have extended the property which offers over 2500sq.ft. of accommodation. Also re-modelling and re-furbishing the property to a high standard and benefits from the potential to extend further (S.T.P.P) Permission was granted in 2015 for a further extension, however has now lapsed.

A main feature of this stunning property is the 35ft. kitchen/breakfast/family/dining room which spans the whole of the rear of the property. The kitchen was re-fitted with Wren eye and base level cupboard and drawer units under a Quartz work surface. Built-in Neff appliances include: double oven, 5 ring gas hob with extractor over and dishwasher. Inset sink with mixer tap and Quooker instant hot water tap. Adjacent to the kitchen is a utility room with matching cabinets and work surface.

The remaining ground floor accommodation includes: living room with inglenook fireplace, study and a cloakroom.

To the first floor the landing leads to a snug/library area. The principle bedroom features a dressing room and re-fitted four piece bathroom. Two further double bedrooms and a re-fitted four piece family bathroom can also be found on the first floor.

To the second floor are two further double bedrooms and a re-fitted family bathroom.

The property enjoys a mature corner plot which is predominately laid to lawn with areas of planting, raised boxes and a patio area. Immediately to the rear of the property is a veranda which is accessed from the kitchen and mirrors the glazing from the kitchen extension.

The tandem garage has been part converted to offer an outdoor garden room which has been insulated, plastered and has power and light. The room could be used for a variety of uses.

To the front is driveway parking for several vehicles and hot and cold outdoor taps.























Floor Plans

**GROUND FLOOR**

- GARDEN ROOM: 17'0" x 8'2", 5.2m x 2.5m
- GARAGE: 26'3" x 8'3", 8.0m x 2.5m
- VERANDA: 12'10" x 10'3", 3.9m x 3.1m
- KITCHEN/BREAKFAST/FAMILY DINING ROOM: 20'0" Max x 13'11" Max, 10.7m Max x 4.2m Max
- UTILITY ROOM: 8'6" x 8'2", 2.6m x 2.5m
- STUDY: 12'6" x 10'6" Max, 3.8m x 3.2m Max
- LIVING ROOM: 16'3" x 14'6" Max, 5.0m x 4.4m Max
- STORM PORCH

**1ST FLOOR**

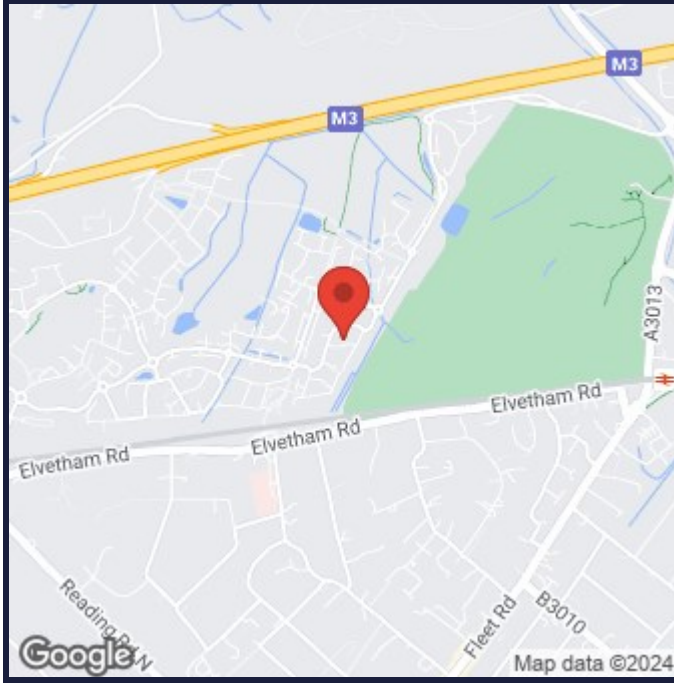
- BEDROOM 3: 12'6" x 10'3", 3.8m x 3.1m
- BEDROOM 2: 12'3" x 12'2", 3.8m x 3.7m
- BEDROOM 1: 16'3" x 14'6" Max, 5.0m x 4.4m Max
- DRESSING ROOM
- LIBRARY/STUDY AREA

**2ND FLOOR**

- BEDROOM 5: 19'4" x 11'8" Max, 5.9m x 3.6m Max
- BEDROOM 4: 19'3" Max x 14'6" Max, 5.9m Max x 4.4m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Performance Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		77	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Council Tax Band: G

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

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