



**Selbon**

Residential sales & lettings

Turbary Road, Elvetham Heath, Fleet,  
Hampshire, GU51 1GJ

Offers in excess of £675,000 Freehold



**01252 979300**

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



- Extended Detached Family Home
- Lounge, Study/Bedroom 5 & Utility room
- 4 Bedrooms, En suite & Family Bathroom
- Single Garage & driveway Parking For 6 Plus Cars
- Overlooking Pond & Nature reserve
- Entrance Hall & Cloakroom
- Extended Luxury Kitchen/Family room
- Southerly Facing Garden & Second Garden Area
- Gas Radiator Heating & Double Glazed Windows
- No Onward Chain

Selbon Estate Agents are delighted to offer this modern detached family home, situated in an envious and unique private driveway location, on the ever popular Elvetham Heath development, enjoying wonderful views over a pond and nature reserve.

The current vendors have extended and improved the home to a very high standard over the years with planning permission once granted for a loft conversion. Occupying a corner plot, the home has an extensive driveway to the front of the property with parking for up to 6 cars, there is a personal gate giving access to the nature reserve and there is gated side access to the rear garden.

There is a covered entrance porch with a double glazed door leading to the entrance hall with stairs leading to the first floor landing and doors to the 12ft lounge, 12ft study/bedroom 5 the lounge & study have been created by splitting the original lounge), the kitchen/family room and a cloakroom with a white suite.

The focal point of this lovely home is the 23ft x 19ft refitted kitchen/family room, which encapsulates modern day living with a high specification kitchen with fitted appliances, large island with breakfast bar, extensive worksurfaces and storage units, there is also a dining area, living area with a floor to ceiling tv and fire media wall, off the kitchen is a good size utility room and the room finishes with bi-folding doors to the southerly facing rear garden.

The first floor landing has an airing cupboard housing the boiler, loft access and doors to the 4 bedrooms and a refitted family bathroom. The main bedroom benefits from fitted wardrobes and a refitted en suite shower room.

The property further benefits from gas central heating, double glazed windows, a single garage in a block to the rear of the property, an enclosed southerly facing rear garden with a timber outside seating area.

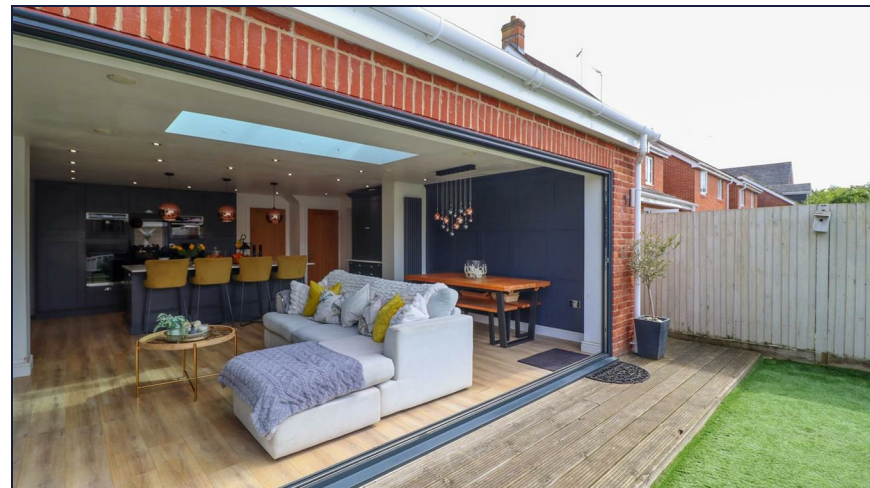
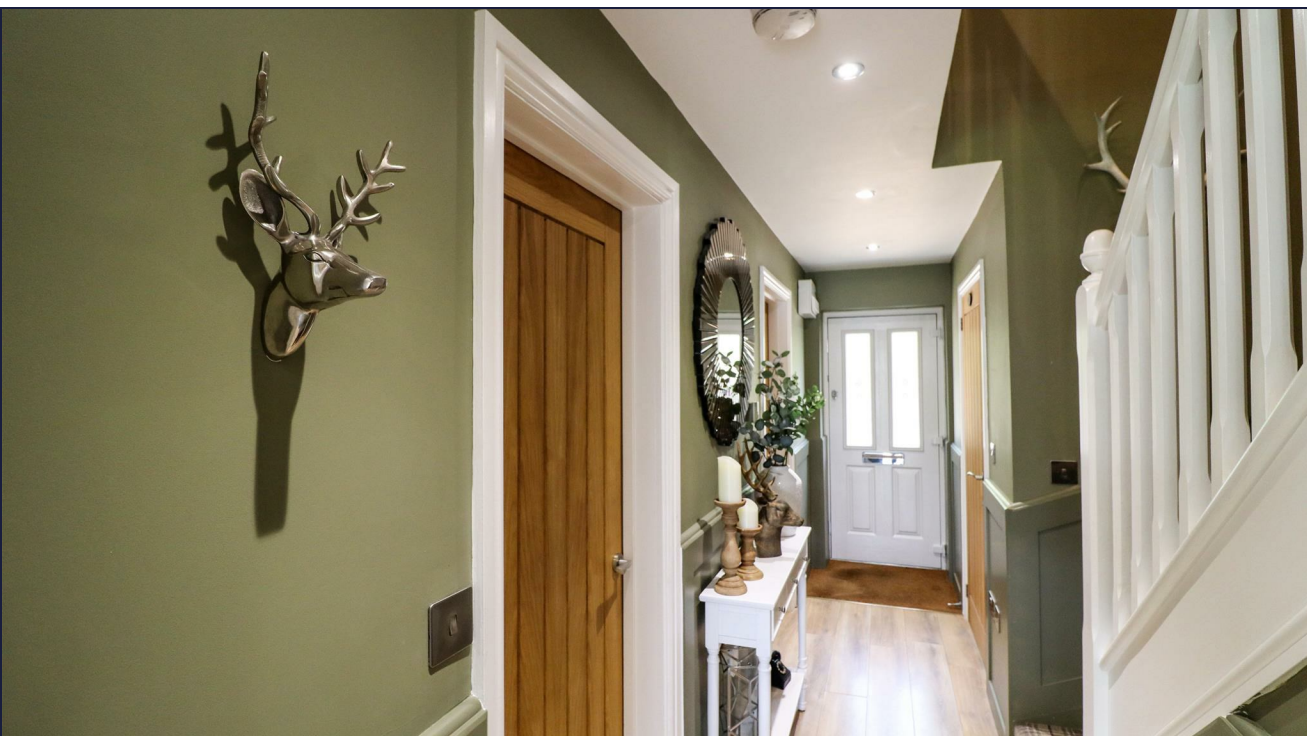
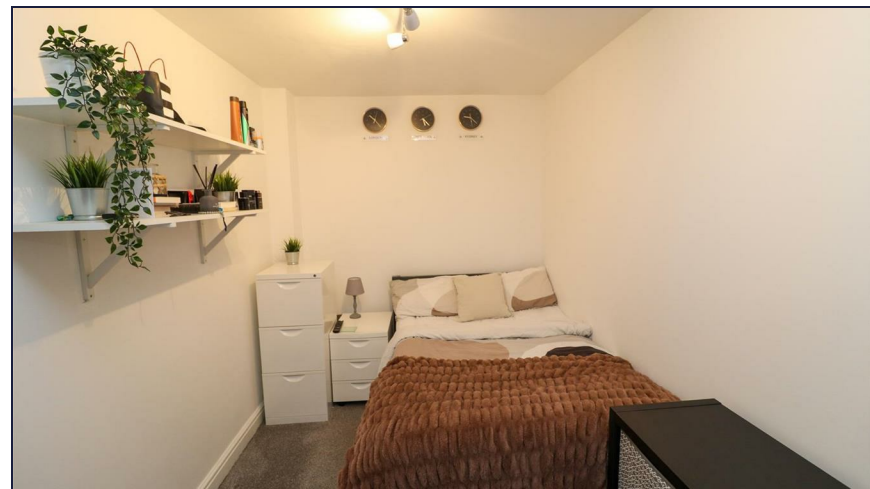
Offered with no onward chain, we would highly recommend a viewing to fully appreciate the features of this lovely family home.















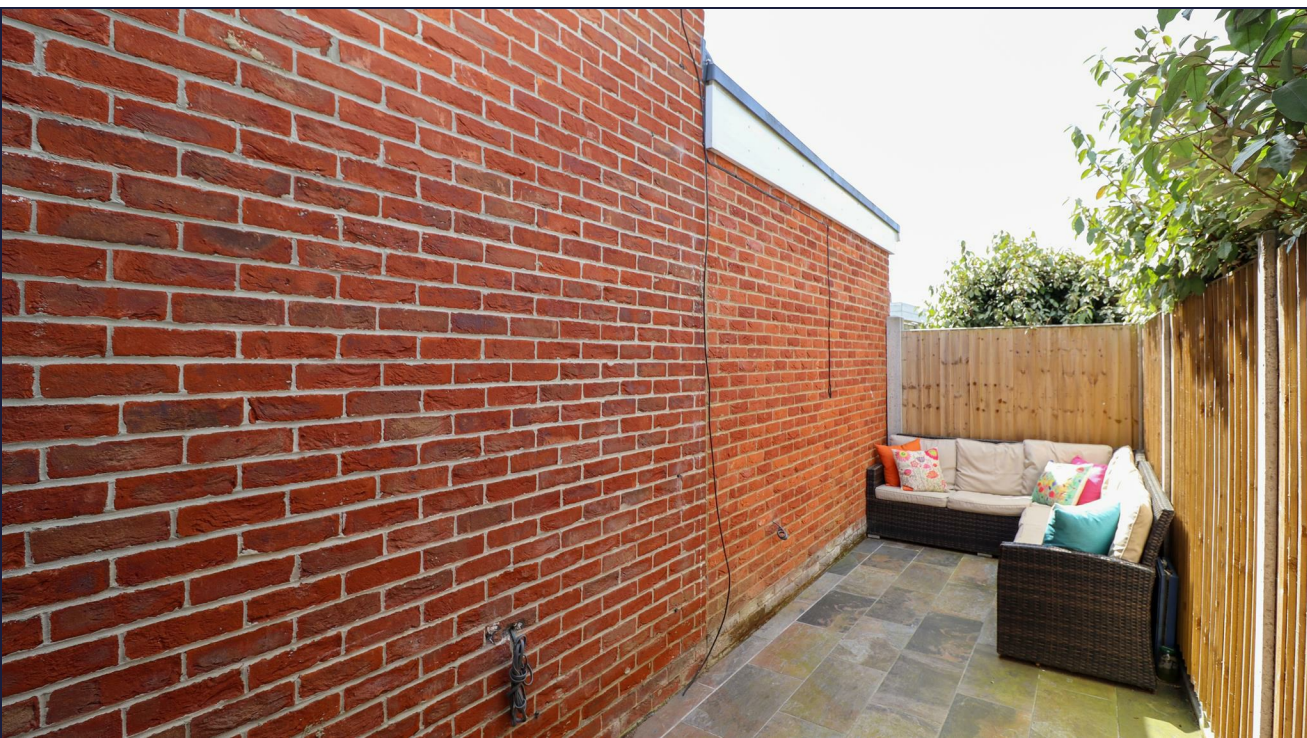










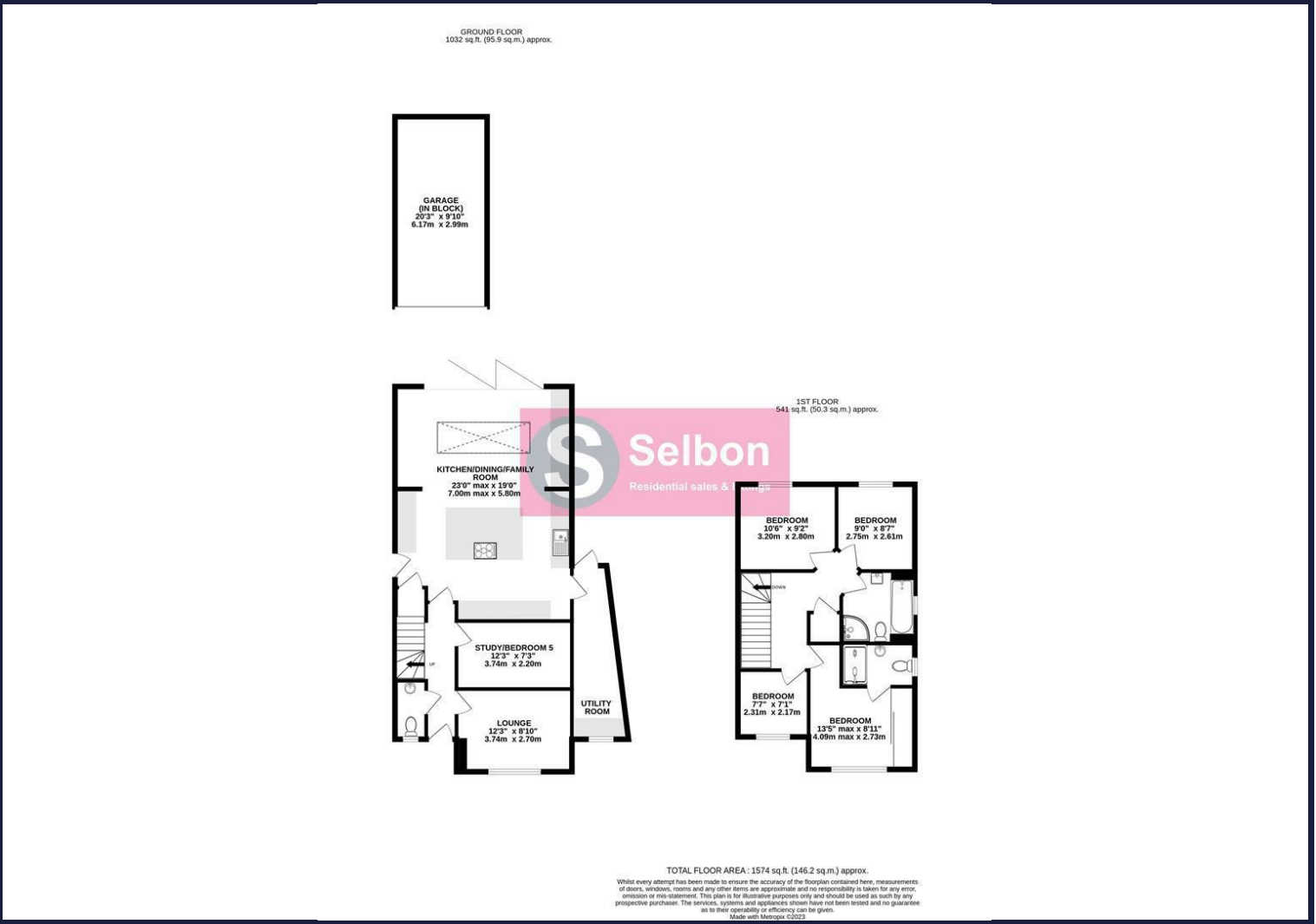




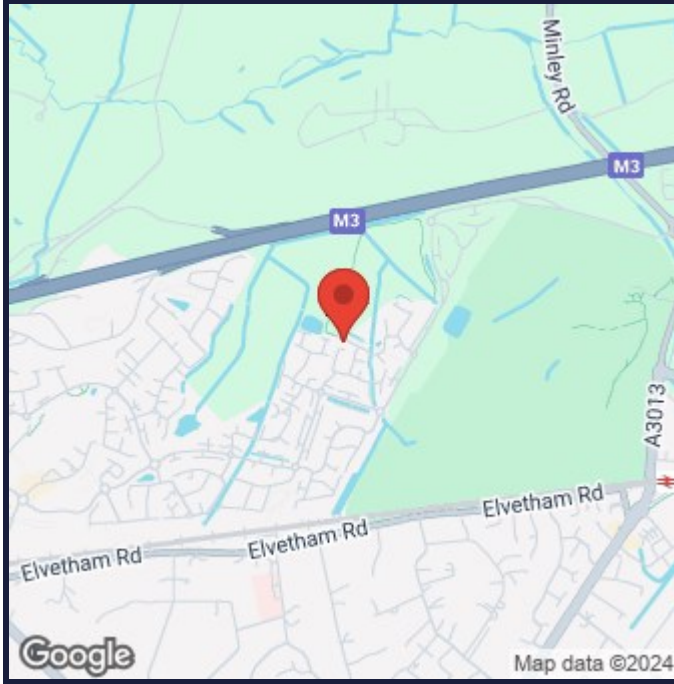




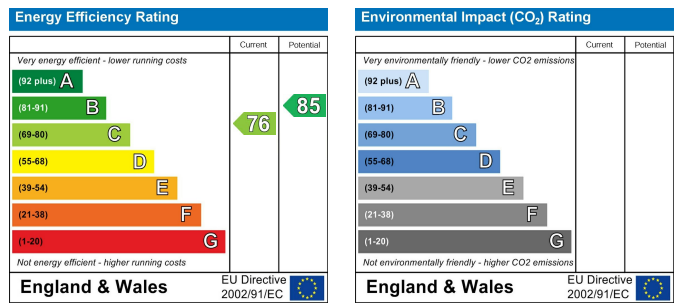
Floor Plans



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: E

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