



Selbon

Residential sales & lettings

Reading Road South, Fleet,
Hampshire, GU52 7TP

Offers over £1,150,000 Freehold

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Selbonproperty.co.uk

- "Grand Designs" Style Modern Detached Family Home
- Two En-Suite Shower Rooms & Family Bathroom
- 20ft. Living Room, Play Room & Study
- Approx. 75ft. South-Westerly Facing Rear Garden
- Ample Driveway Parking
- Five Generous Bedrooms
- Vast Open Plan Kitchen/Breakfast/Family/Dining Room
- Downstairs Shower Room, Utility Room & Cloakroom
- 16ft. Garden Room & Heated Swimming Pool
- Close to Local Schools & Fleet Town Centre

Selbon Estate Agents are delighted to offer to the market this unique five-bedroom detached family home, boasting a Grand Designs style that is sure to impress.

The current owners have meticulously extended and refurbished this stunning home. The open-plan layout creates a spacious and airy feel, flooded with natural light that enhances the modern and unique design features throughout. Whether you're cooking in the stylish kitchen, unwinding in one of the well-appointed bedrooms, or enjoying time in one of the reception rooms, this property offers a lifestyle of comfort and sophistication.

The principle ground floor accommodation includes; vast open plan kitchen/family/dining room with part vaulted ceilings, bi-folding doors to the rear garden, feature log burner and opens to a play room. Further rooms include a 20ft. living room with doors to the garden and built-in central media wall and fireplace, study, family bathroom, utility room and a cloakroom.

The kitchen has been re-fitted to a high standard with high gloss cupboard and drawer units with a generous central island housing the hob with ceiling extractor over. built-in dishwasher, two split fridge freezers, double oven, microwave and warming drawer.

To the first floor the landing features a glass wall overlooking the lower floor and gives access to five bedrooms and a re-fitted family bathroom. Bedroom one and two both feature re-fitted en-suite shower rooms.

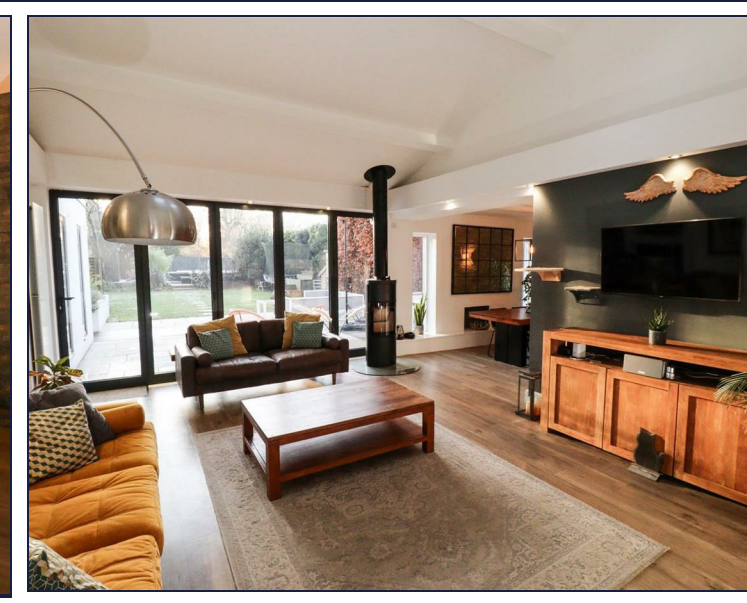
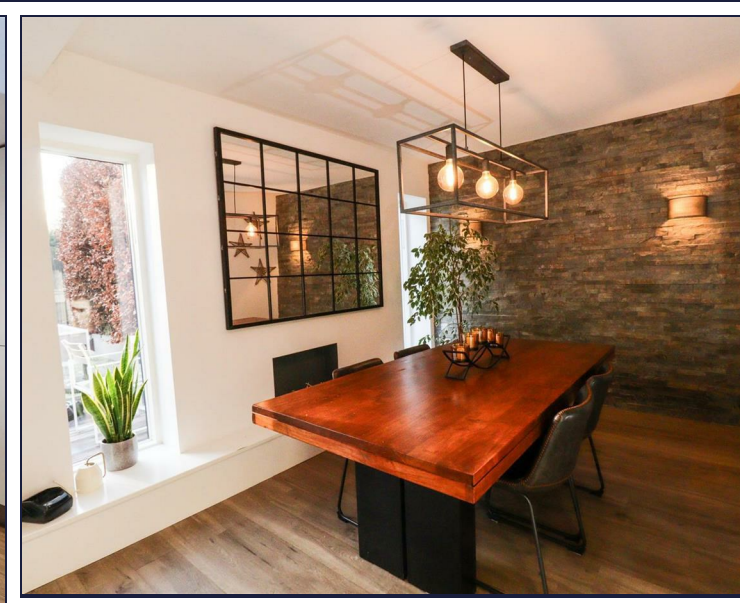
The South-Westerly facing rear garden measures approximately 75ft. in length by 50ft. in width and has been landscaped to a high standard. With lawn areas as well as a sunken swimming pool (heated) and a garden room/office. There is also a large patio area immediately to the rear of the property which is ideal for entertaining.

Further benefits include: solar panels, underfloor heating to the living room and gas central heating.

The current school catchment areas include: Heatherside Infant & Junior school and Court Moor Secondary school.















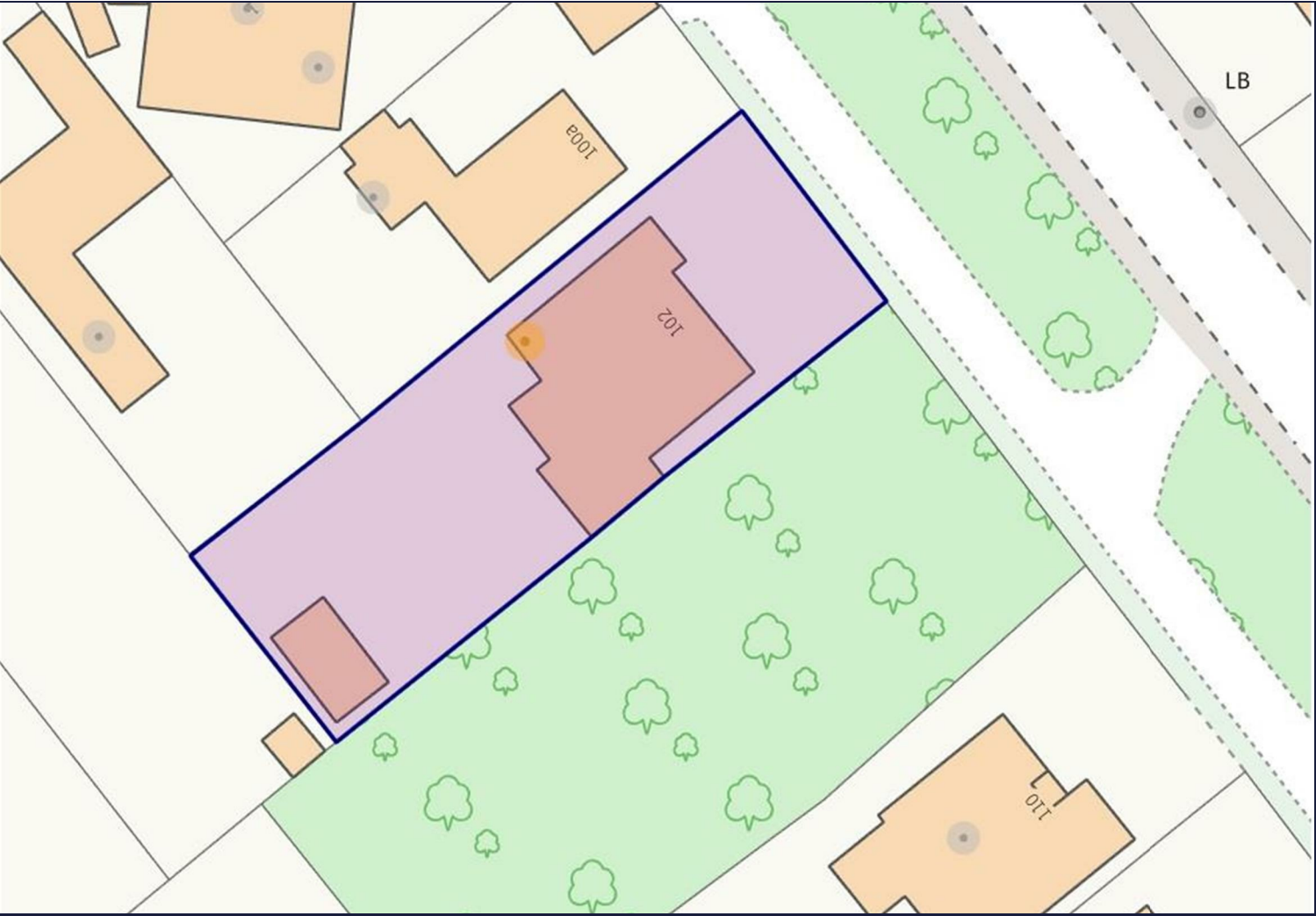


TOTAL FLOOR AREA : 3054 sq.ft. (283.7 sq.m.) approx.

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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Site Plan

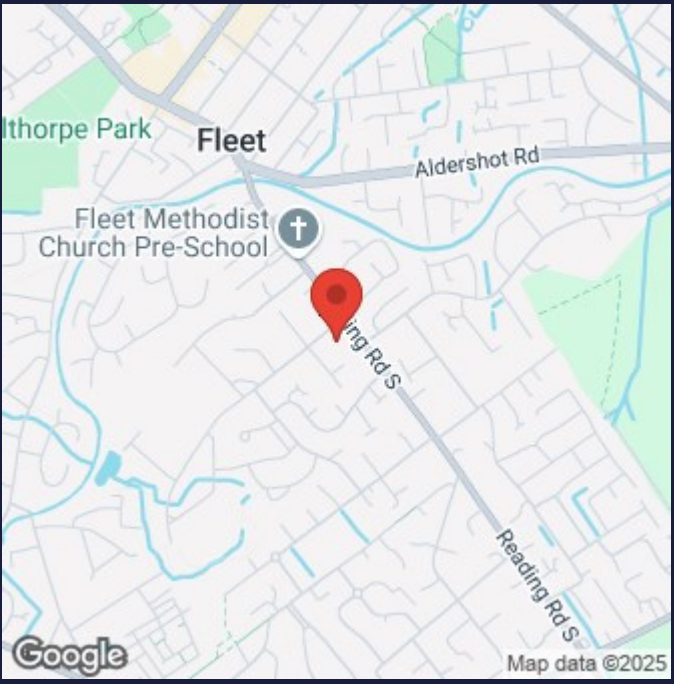


Viewing

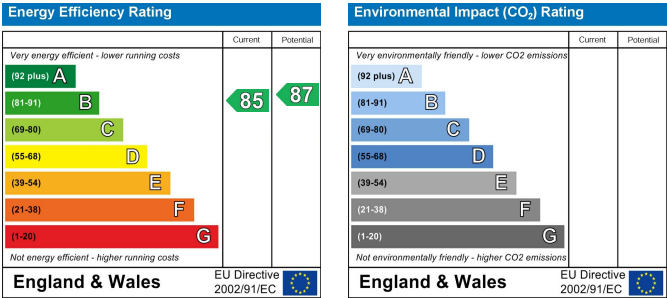
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: F