



**Selbon**

Residential sales & lettings

Hermes Close, Fleet,  
Hampshire, GU51 3ET

Offers in excess of £800,000 Freehold

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**01252 979300**  
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- Extended Detached Family Home
- Lounge With Wood Burner & Play Room
- Main Bedroom With En Suite
- Double Glazed Windows & Gas Radiator Heating
- Single Garage & Double Driveway
- Entrance Hall & Cloakroom
- Centre Piece Fitted Kitchen/Family Room & Utility Room
- 4 Further Bedrooms & Family Bathroom
- Enclosed Rear Garden
- Solar Panels, Battery Storage & EV Charger

**\*\* SSTC\*\*** Selbon Estate Agents are delighted to offer the opportunity to purchase this deceptively spacious detached family home, located in the ever popular Pondtail area of Fleet, close to Fleet pond and nature reserve.

The current vendors purchased the property in 2021 and have extended, remodelled and modernised the home to offer versatile accommodation, ideal for modern day living, perfect for those looking to balance working from home, whilst making family memories.

Situated in a small cul de sac, the property is accessed via the driveway, giving access to a double glazed front door, which in turn leads to a spacious entrance hall with stairs to the first floor landing and doors to the lounge, kitchen/family room and a cloakroom with a white suite.

The bright and airy lounge has a wood burning stove, there is a play room created by converting half of the double garage, a utility room and a kitchen/family room.

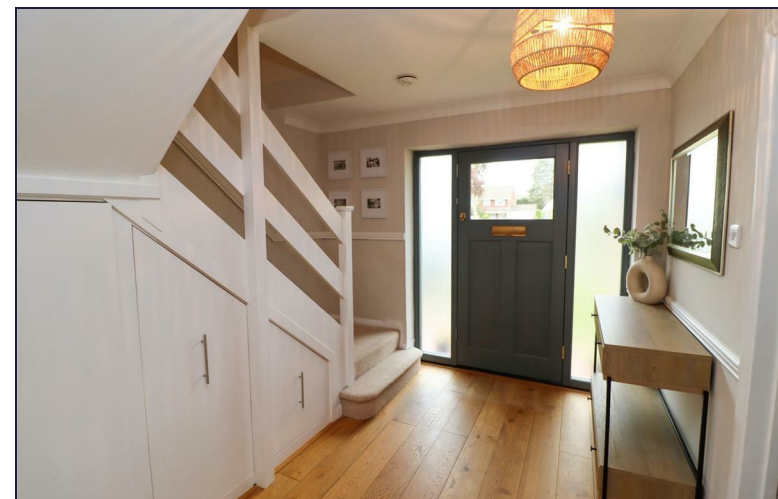
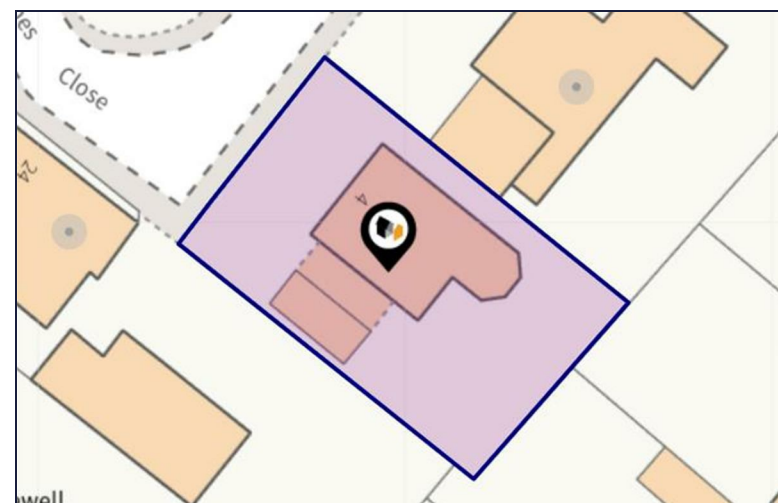
The centre piece of the home is the impressive kitchen/family room, which boasts three different areas, there is a living area suitable for sofas with views over the rear garden, there is space for table and chairs and then there is a refitted kitchen with an extensive range of storage units, work surfaces including an island with breakfast bar, as well as some integrated appliances.

The first floor landing has access to the loft which is part boarded, there are 5 bedrooms (there are 4 double rooms and a good size single, perfect for a home office). The spacious main bedroom has an en suite shower room and there is a refitted family bathroom.

Further benefits include gas radiator heating, double glazed windows, driveway parking for 2 cars, a single garage with an electric door, as well as a south easterly facing rear garden.

The home benefits from 12 solar panels, 7.2kwh battery and an EV charger.

Pondtail is an ideal setting for easy access to the town centre with an array of shop, bars and pubs, mainline railway station and sought after schools















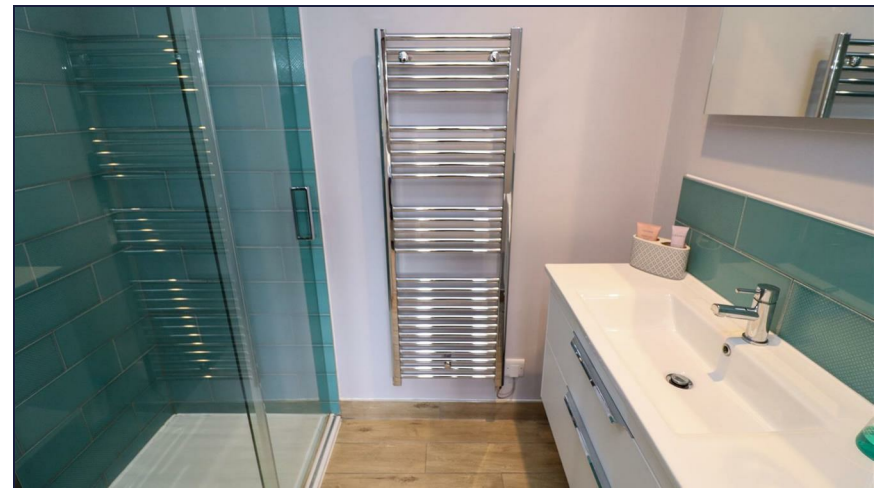


















Floor Plans

