



- Detached Family Home
- Entrance Hall & Cloakroom
- Family Room, Dining Room & Conservatory
- Main Bedroom With Dressing Room & Refitted En Suite
- South Facing Garden & Driveway Parking
- High Specification with Contemporary Fittings
- 24ft. Lounge, Re-Fitted Kitchen/Breakfast Room & Utility Room
- Three Bedrooms & Bathroom In Main House
- Annexe With Reception Room, Bedroom & En Suite
- No Onward Chain

Selbon Estate Agents are delighted to offer this stunning four bedroom detached family home, conveniently located between Fleet, Farnham and Odiham offering excellent road and railway links.

The home has been sympathetically extended & remodelled with the current vendors making many improvements to offer flexible and contemporary accommodation, finished to a high specification.

The main residence comprises an entrance hall, refitted cloakroom, spacious living room with feature inset solid fuel wood burner, 21ft refitted luxury kitchen/dining room, large matching utility room with a door leading to the 17ft x 17ft family/dining room (originally double garage) and a conservatory.

The first floor boasts a landing giving access to three double bedrooms and family bathroom, the 14ft main bedroom has a walk-in dressing room with fitted furniture and a luxurious refitted en-suite bathroom, there are 2 further spacious double bedrooms with all of the bedrooms enjoying enviable and far reaching views of Hampshire countryside.

Accessed via the entrance hall is a separate living area, suitable for annexed accommodation, comprising a living area currently used as an office with double glazed doors to the rear garden, there are double doors leading to bedroom 4 and a refitted en-suite.

Further benefits include an upgraded gas central heating system, double glazed windows, air conditioning to some rooms, new water treatment plant, remote control blinds to the downstairs, replacement boiler & hot water tank, the roof has been painted increasing insulation and reducing moss development, new wood flooring and carpets and much more besides.

A driveway offering parking for several vehicles gives multiple doors to the property as well as access to an extensive South facing wrap around garden lending itself to the possibility of extending the existing home (STPP).

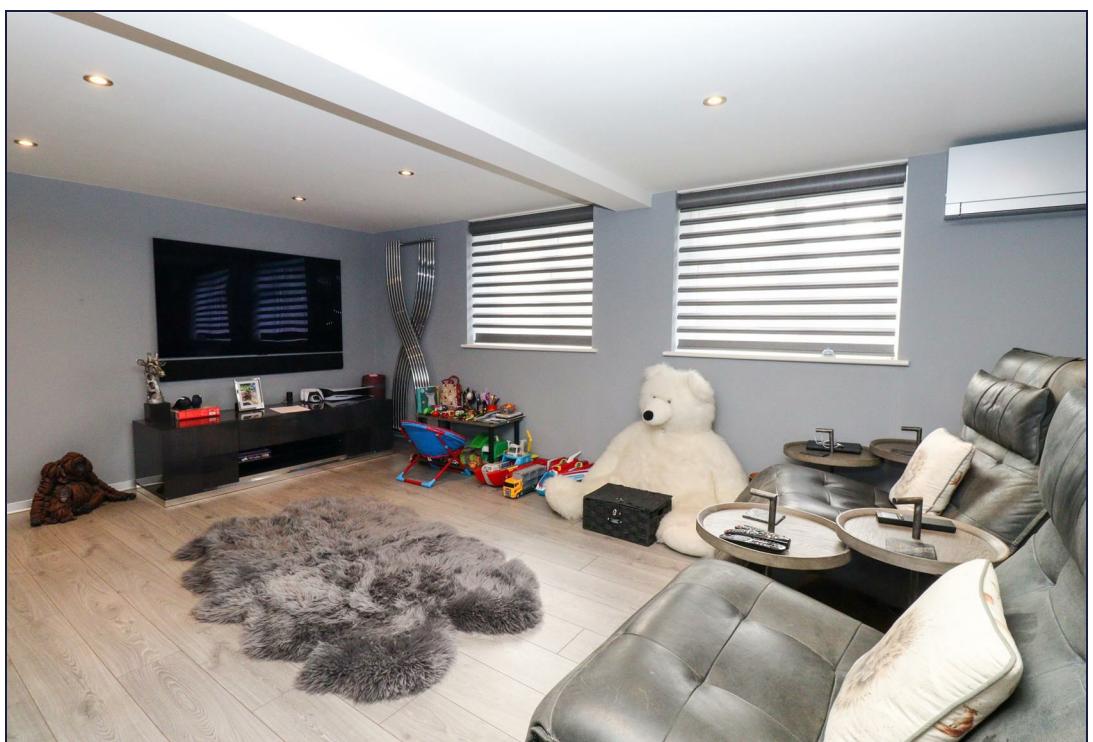
Offered with no onward chain, we highly recommend an early viewing to fully appreciate the features of the home.



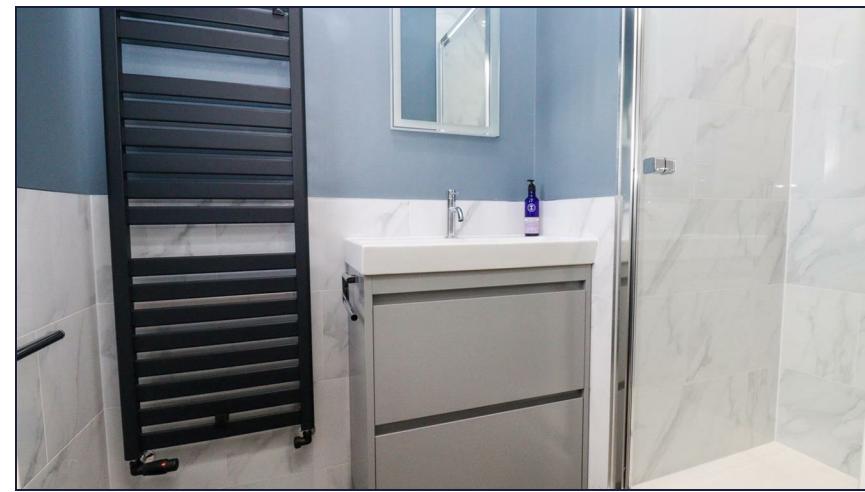








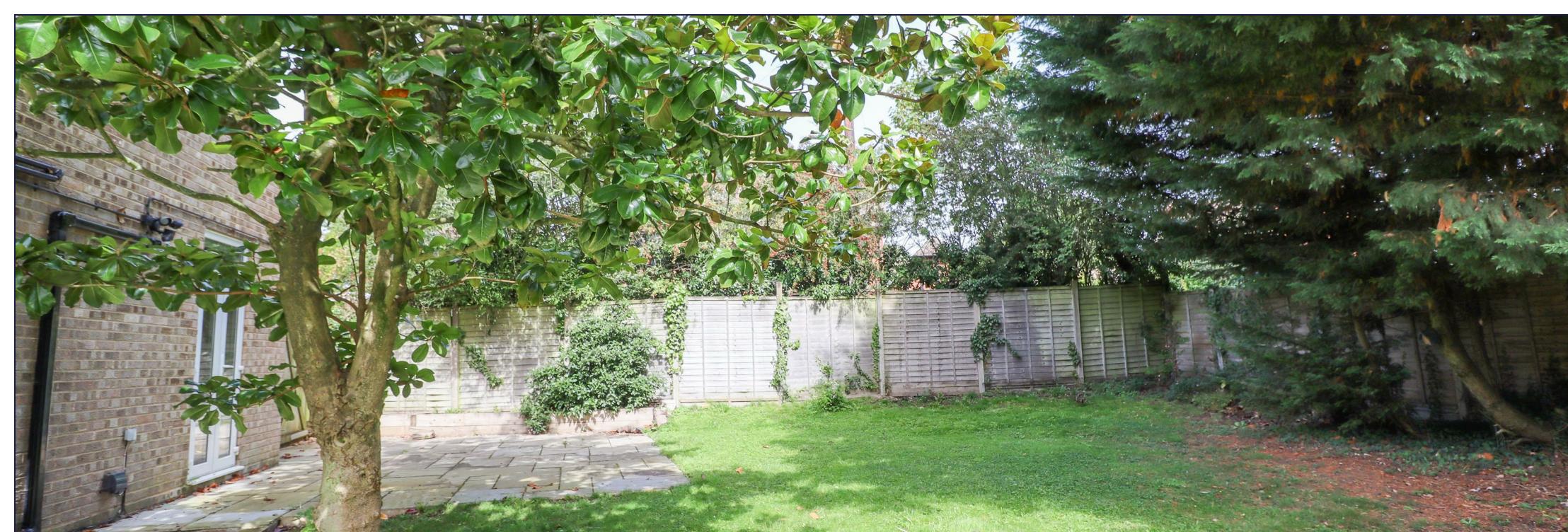


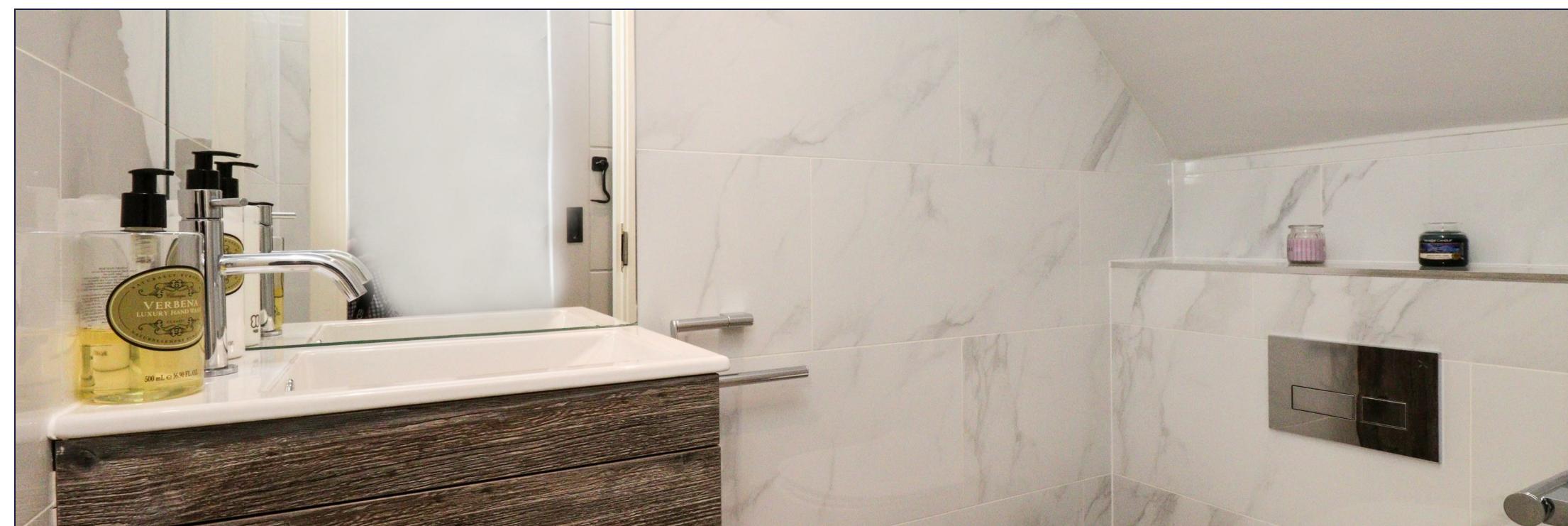
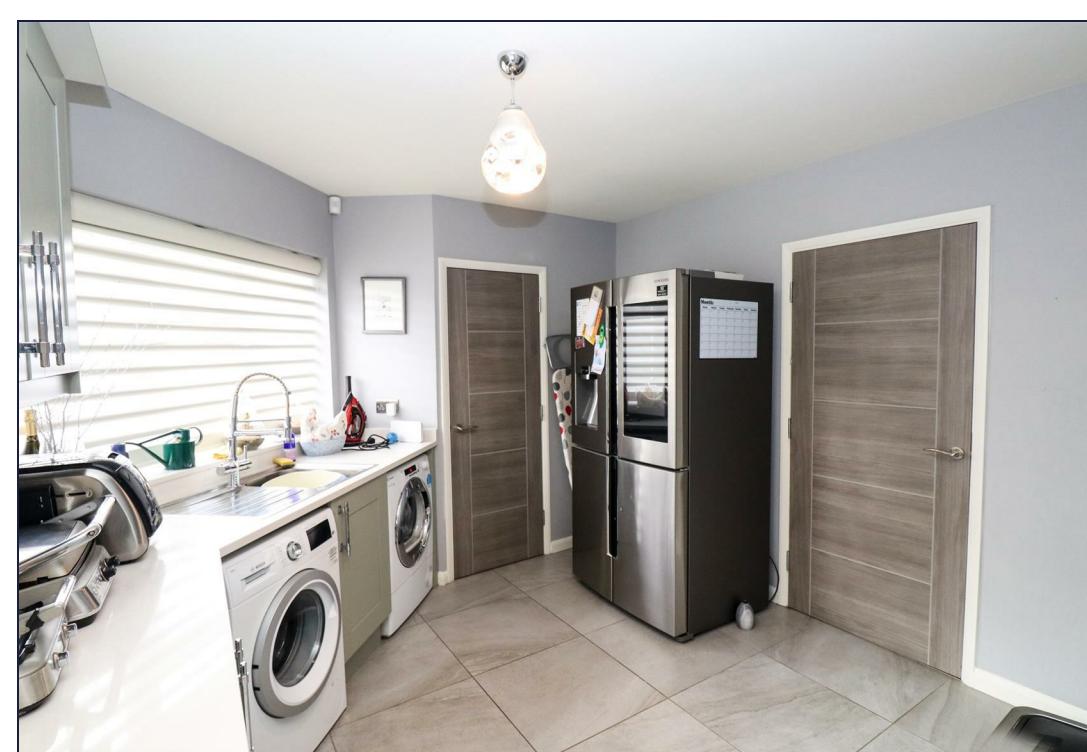




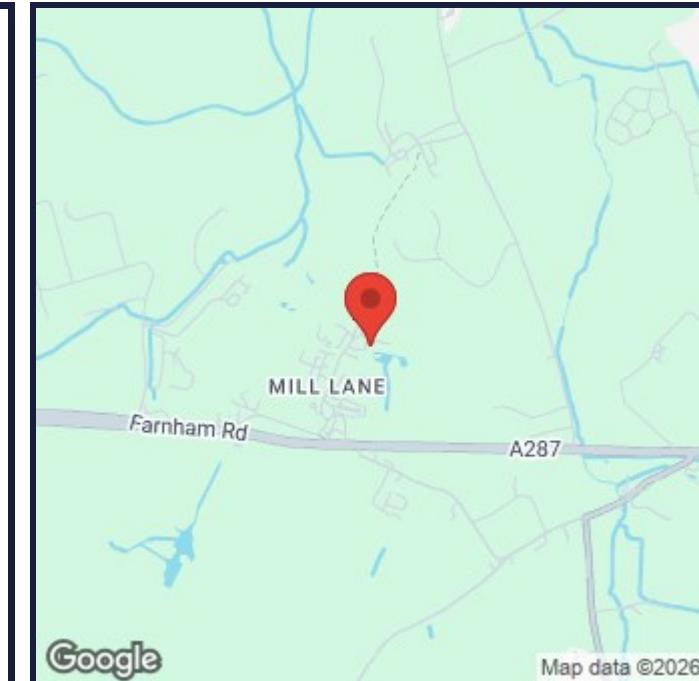
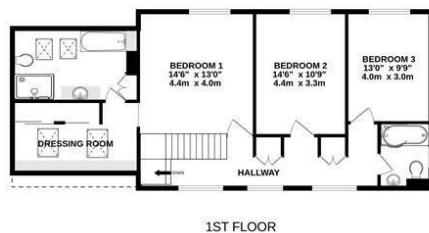




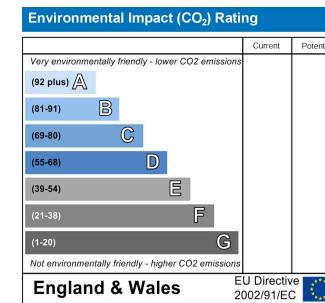
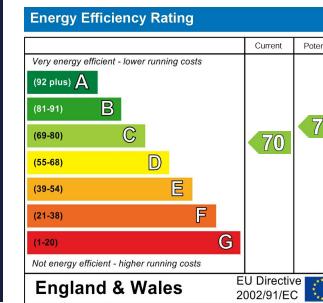








## Energy Performance Graph



## 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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## Selbon Property Services Ltd

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