



**Selbon**

Residential sales & lettings

East Hundreds, Fleet,  
Hampshire, GU51 1HL  
Guide price £575,000 Freehold

5 2 3 C

**01252 979300**  
Selbonproperty.co.uk



- No Onward Chain
- Garden Backing onto Woodlands
- Three Reception Rooms
- Five Bedrooms
- Close Proximity of Local Amenities
- Sought After Location
- Garage with Driveway Parking
- Two Bathrooms
- Close Proximity of Elvetham Heath Primary School
- Close Proximity of Elvetham Heath Nature Reserve

Selbon Estate Agents are delighted to offer to the market this five-bedroom family home, built by Charles Church to their popular Eversley II design which is situated within the sought after development of Elvetham Heath. Benefits to this property include a garage with driveway parking, three reception rooms, two bathrooms and no onward chain.

Accommodation comprises of a spacious entrance hall leading to the light and airy living room with a feature gas fireplace and access into the dining room. Within the dining room you have direct access, into the family room with views and access into the rear garden. The kitchen offers a range of units, work surfacing, integrated appliances, and space for additional appliance space. The accommodation on the ground floor is finished, with understairs storage and a generous downstairs W/C.

Upstairs the property offers five bedrooms with the main bedroom benefiting for built in wardrobes and ensuite shower facilities. The accommodation is finished with the main bathroom which offers sink, toilet and bath with shower overhead.

Outside the rear garden is mainly laid to lawn with a mixture of flowers and trees throughout. Outside the back of the property is a small patio area which is ideal for al fresco dining. Access to the front of the property and the garage can be found within the garden.

The front of the property offers driveway parking and access to the single garage.

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

















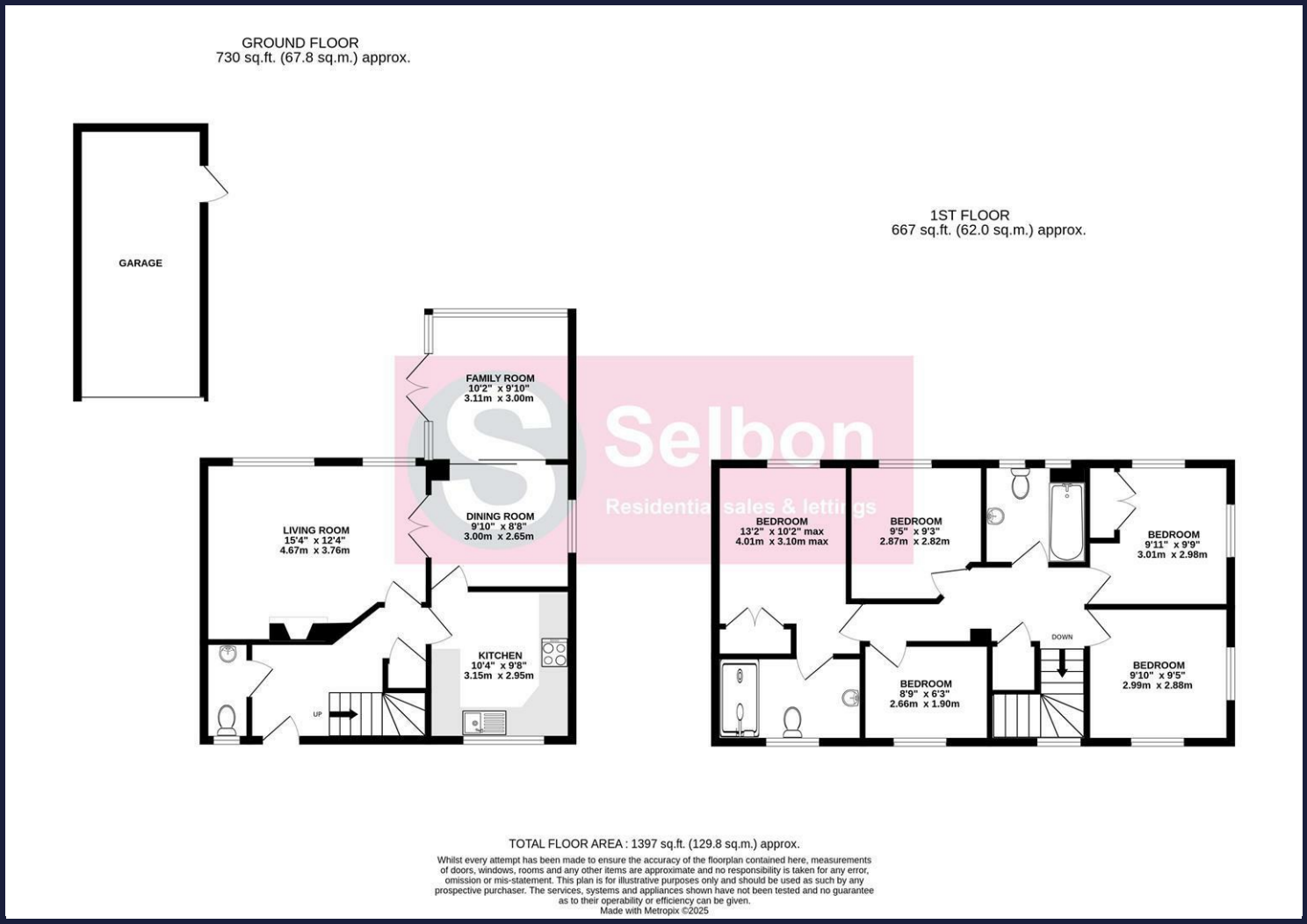




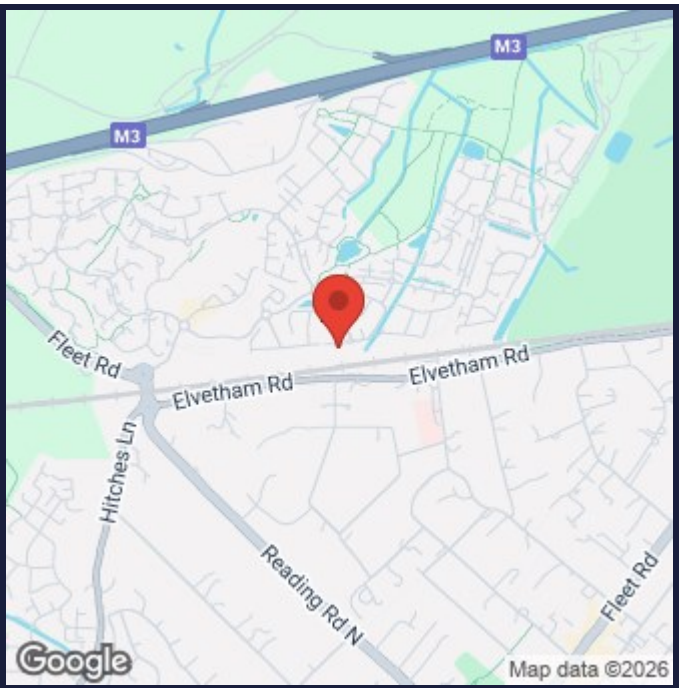




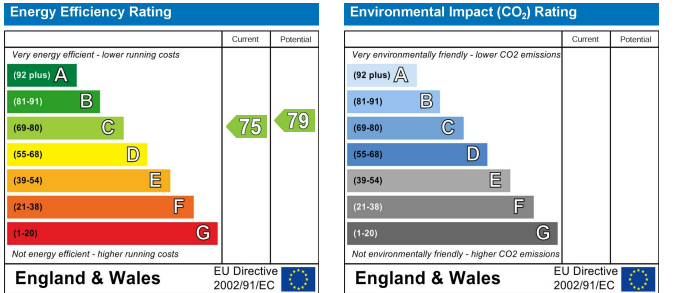
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band: E