



Copse Close | | Fleet | GU51 1FA

Offers Over £600,000

Freehold

*Waterford's* W  
Residential Sales & Lettings



Copse Close |  
Fleet | GU51 1FA  
Offers Over £600,000

Immaculate 4-bedroom detached ex-show home, only 7 years old, set in the desirable Elvetham Heath School catchment. Featuring sleek modern interiors, a beautifully landscaped garden, private balcony, double tandem garage, and a prime, tranquil location.

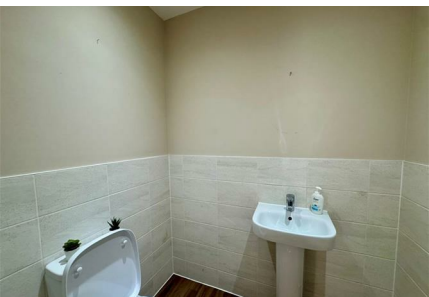
- Detached 4-bedroom home
- Four generous bedrooms including a principal suite with en-suite and private balcony
- Double tandem garage with residents' parking
- Bright dual-aspect living room with air conditioning unit and feature bay window
- Feature Master Bedroom with air conditioning and balcony
- Prestigious former show home built just 7 years ago
- Elvetham Heath School catchment area
- Spacious 20ft kitchen/breakfast room
- Excellent transport links to Fleet, Farnborough, and London via road and rail
- End of Chain - Vacant Possession

### Property Description

This exceptional 4-bedroom, 2-bathroom detached family home blends contemporary







elegance with everyday practicality, all in the heart of the sought-after Elvetham Heath community. Just seven years old and originally the prestigious ex-show home for the development, it showcases premium finishes, meticulous design, and a layout perfect for modern family living.

The welcoming hallway leads to a generous dual-aspect living room with a charming bay window and direct garden access, creating a bright, versatile space for both relaxing and entertaining. The stunning kitchen/breakfast room—stretching over 20ft—features sleek fittings, integrated appliances, and plenty of room for family dining, with double doors opening onto the landscaped rear garden.

Upstairs, four well-proportioned bedrooms offer flexibility for growing families or home working. The principal bedroom boasts an ensuite shower room and a private balcony—a tranquil retreat to enjoy morning coffee or evening sunsets. A stylish family bathroom serves the remaining bedrooms.

Additional highlights include a ground-floor cloakroom, residents' parking, and a double tandem garage offering excellent storage or workshop potential. The property sits within the highly regarded Elvetham Heath School







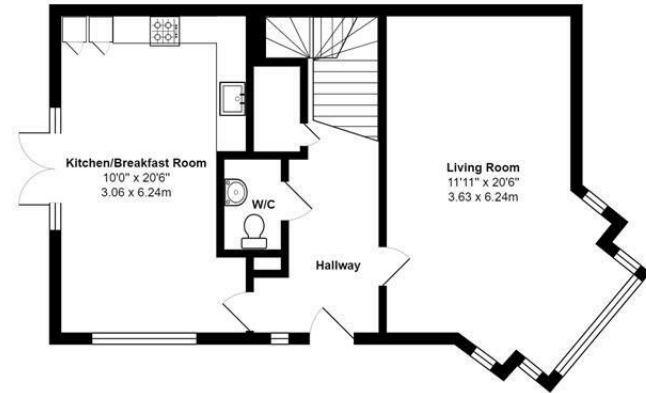
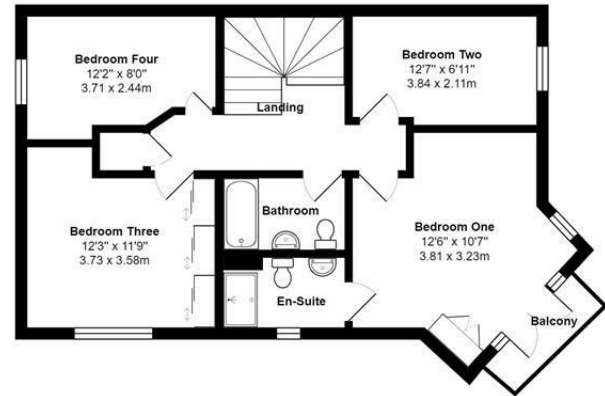
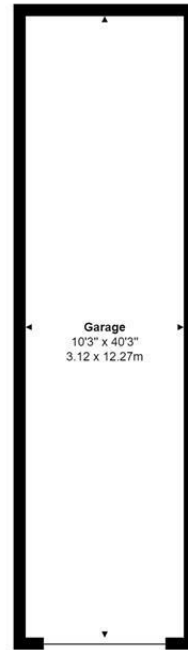
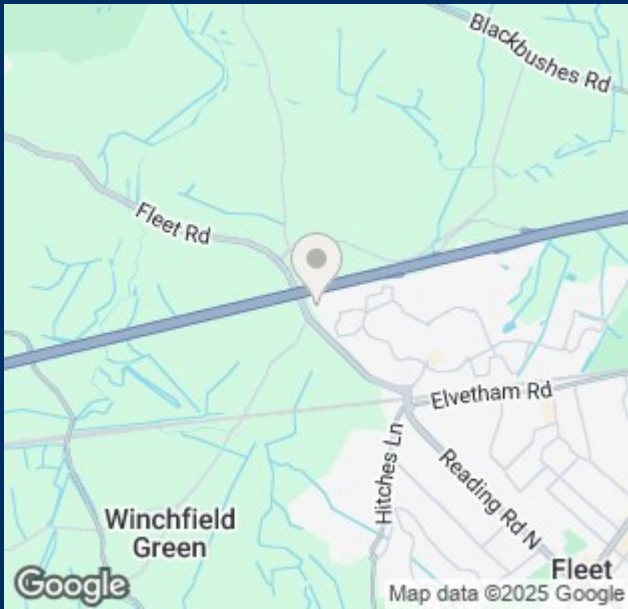
catchment area, with local parks, shops, and transport links all close at hand.

This home truly offers the best of both worlds: a tranquil setting with stylish, contemporary living. Don't miss this rare opportunity—contact us today to arrange your viewing.

Nestled at the end of a no through road in the heart of Elvetham Heath with easy access to the Morrisons superstore, Elvetham Heath primary school and De Havilland Arms pub. The Elvetham Heath Nature Reserve is also within comfortable walking distance, offering some large open spaces on your doorstep for the family to enjoy.

The main town of Fleet offers a full array of local shops, amenities and restaurants. Fleet mainline station provides a direct service into London Waterloo and Clapham Junction in under an hour, making it ideal for commuters. Junction 4a of the M3 motorway is close by providing access into London, Southampton, and the South-West.





Total Area: 1791 ft<sup>2</sup> ... 166.4 m<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

39 The Hart Centre  
Fleet  
Hampshire  
GU51 3LA  
01252 623333  
fleet@waterfords.co.uk