



Cotswold Close | | Farnborough | GU14 9ET  
Offers In Excess Of £600,000 Freehold

*Waterford's*  
Residential Sales & Lettings



Cotswold Close |  
Farnborough | GU14 9ET  
Offers In Excess Of £600,000

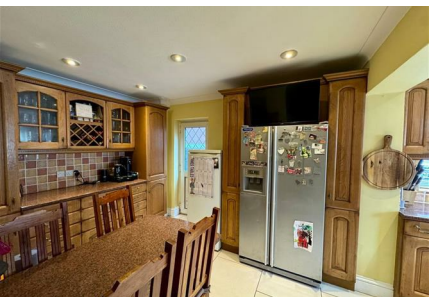
A deceptively spacious and extended five double bedroom family home with annexe potential, featuring a stunning 21ft family room with skylights and bifold doors, modern kitchen/diner, two en-suites, integral garage, and a private low-maintenance garden. Perfectly positioned within the sought-after Westfields development, close to schools, Hawley Lake, and excellent transport links.

- Extended five-bedroom family home
- Stunning 21ft family room with skylights and bifold doors
- Separate dining room providing additional reception space
- All bedrooms are doubles, with built-in storage to the principal rooms
- Driveway parking for multiple vehicles plus an integral garage
- Versatile ground floor bedroom with en-suite
- Kitchen/breakfast room with ample storage
- Two en-suite shower rooms plus a fully tiled family bathroom
- Private, low-maintenance rear garden
- Highly sought-after Westfields location

Deceptively Spacious Five-Bedroom Family Home







with Annexe Potential. Set within the ever-popular Westfields development, this deceptively spacious and extended five double bedroom family home offers flexible living, annexe potential, and an abundance of natural light throughout. Ideally located close to well-regarded schools, local amenities, Hawley Woods and Lake, as well as excellent transport links, this property is perfectly suited to growing families seeking both space and convenience.

Upon entering, you are welcomed into a bright entrance hall providing access to the kitchen/breakfast area, cloakroom, garage, and stairs to the first floor. The property's generous proportions become immediately apparent as you continue through to the stunning 21ft family room. This impressive space enjoys skylights, bifold doors to the garden, and ample room for seating and furniture, making it the heart of the home. The open-plan layout flows seamlessly with a dining area, perfect for family meals or entertaining. The kitchen is well-equipped with a range of eye- and base-level units, ample work surfaces, built-in washing machine, range cooker, fridge/freezer, and dishwasher. A versatile fifth bedroom with en-suite wet room is also located on the ground floor. This space offers excellent flexibility — ideal as a guest suite, home office, or with potential for self-contained annexe access if required.

Upstairs, you'll find four generously sized double bedrooms, all tastefully decorated. Bedrooms one and two benefit from built-in storage, while the principal bedroom also features a stylish en-suite shower room. The family bathroom is fully tiled and finished with a modern white suite, including corner bath, WC, hand basin with vanity unit, and heated







towel rail.

The rear garden offers peace and privacy, designed for low-maintenance living. An initial patio area is complemented by raised borders and an artificial lawn, with a dedicated BBQ and seating area ideal for outdoor entertaining. Side access leads to the front of the property, where a driveway provides off-street parking for several vehicles alongside an integral garage offering additional parking and storage.

Situated in the heart of Cove within the desirable Westfields development, this property is within walking distance of well-regarded schools, local amenities, and scenic walks around Hawley Lake — perfect for families and dog owners alike.

Waterfords highly recommend an early viewing to fully appreciate this wonderful home and its desirable location. Book your appointment today.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

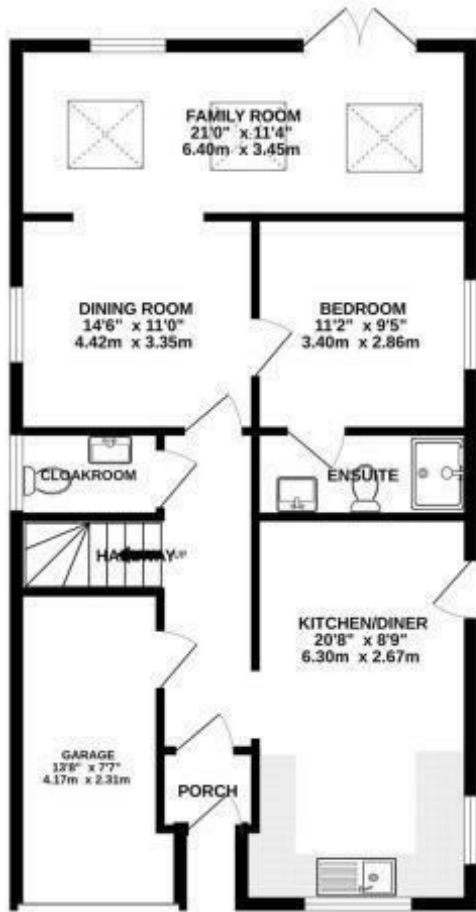
Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.



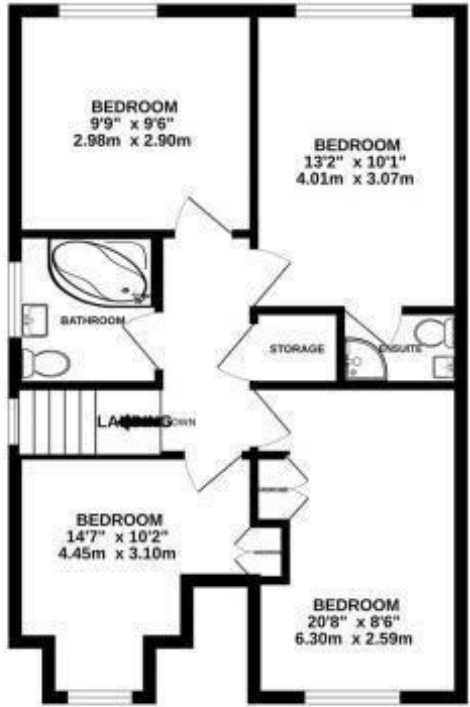




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, omissions 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.  
Made with Ideogram 5/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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