



Kintbury Close

Fleet

McCarthy
Holden

Guide Price £975,000



Kintbury Close

Impressive, beautifully presented detached home on Elvetham Heath with 2488 sq ft of flexible accommodation across 3 floors. Extended in 2016 with a stunning orangery, 6 bedrooms

Council Tax band: G

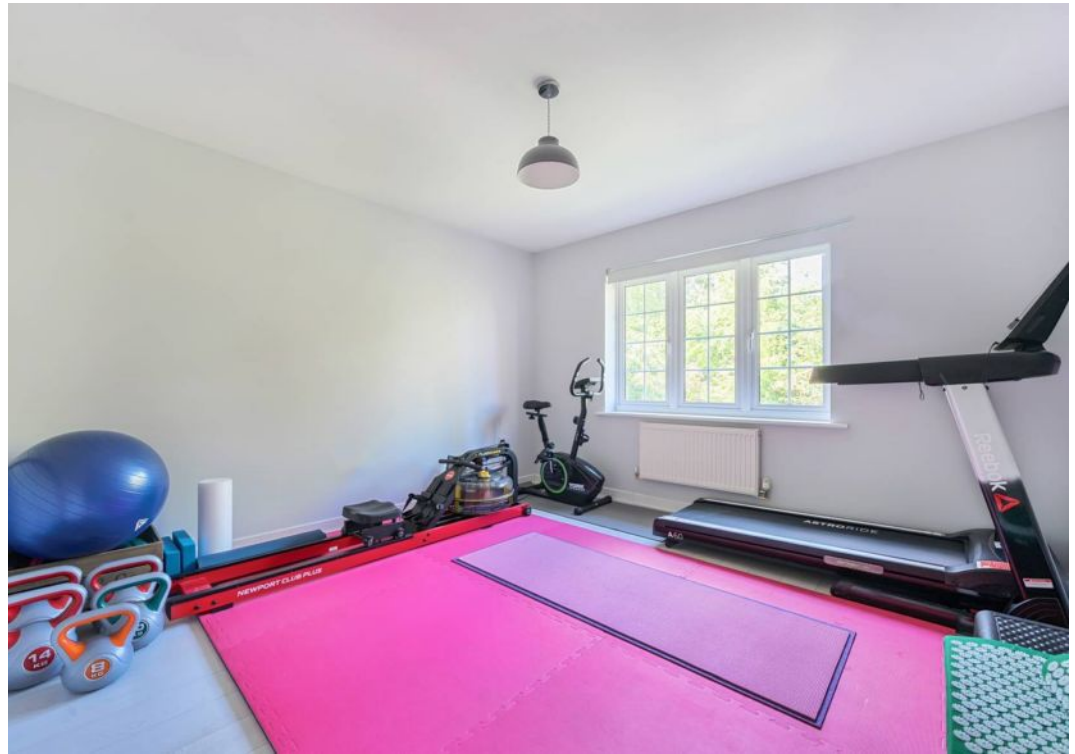
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Extended
- Versatile and Spacious Accommodation
- Elvetham Heath Development
- Double Garage & Driveway Parking
- Close to Local Schools
- Four Reception Rooms





This impressive and beautifully presented detached home is situated on the Elvetham Heath development and presents an impressive 2488 sq ft of flexible accommodation across 3 floors. The property was extended in 2016 with the addition of a stunning orangery.

Ground Floor

The spacious entrance hall provides access to three of the four reception rooms, the living room providing views of the rear garden and a central fireplace. Of particular note is the stylish refitted kitchen with its extensive range of built-in appliances and a sociable breakfast bar. The kitchen flows beautifully through to the stunning orangery which provides a bright and spacious family area with bi-fold doors to the rear garden, further enhanced by a roof lantern. Both the kitchen and orangery benefit from underfloor heating. The utility room and a downstairs cloakroom complete the ground floor accommodation.

First Floor

The first floor accommodation presents 4 well proportioned double bedrooms, 2 en suites and a further Jack and Jill bathroom.

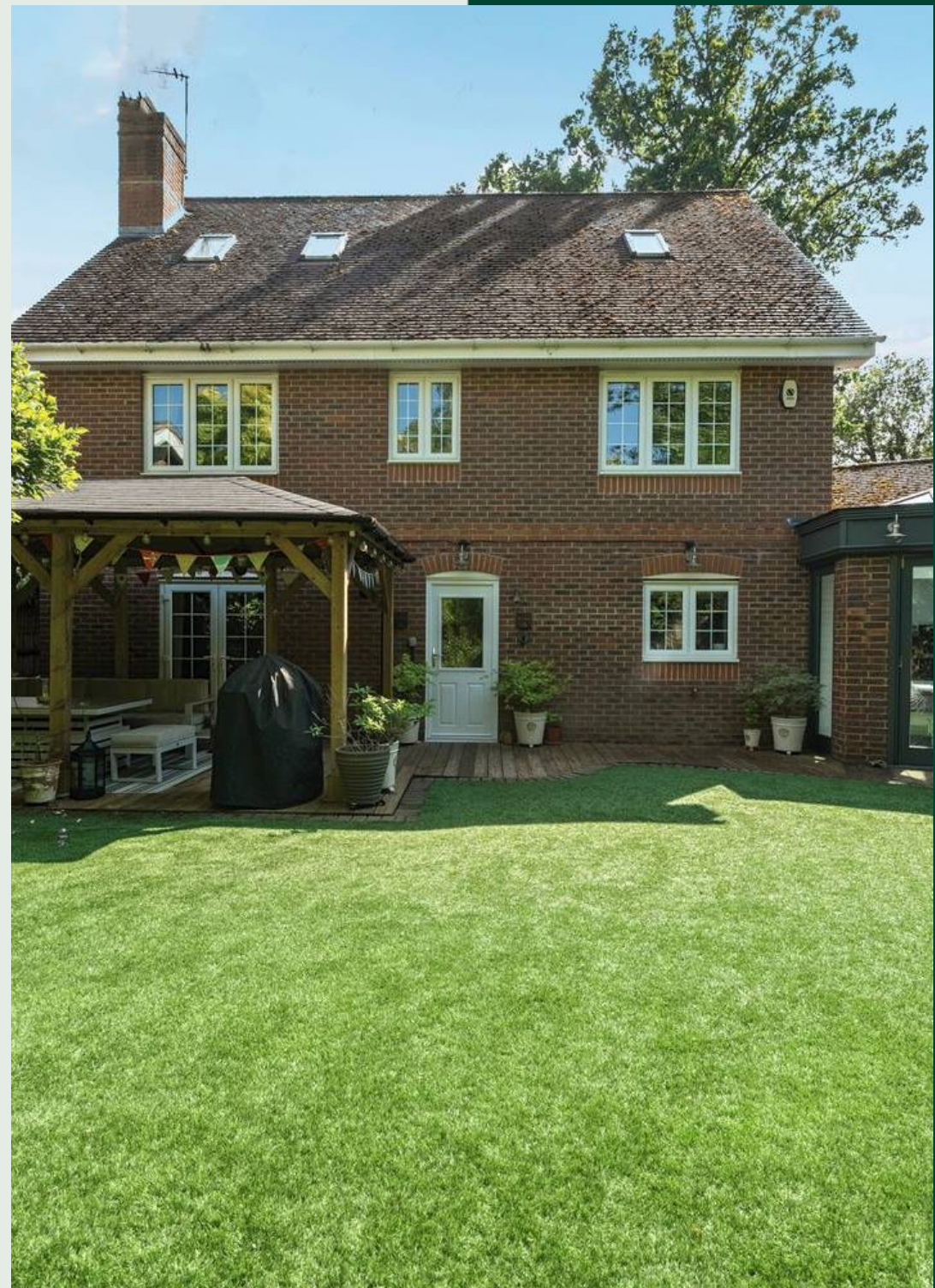
Second Floor

The second floor of the property provides 2 bedrooms, one of which is currently fitted as a dressing room, both of which benefit from access to the refitted bathroom, featuring a corner spa bath, separate walk-in shower and twin sink unit.

Outside

The rear garden has been thoughtfully designed to feature two areas of patio, one with pergola, to ensure that the garden can be enjoyed throughout the day. There's also a decked area with a gazebo with light and heating. A high degree of privacy is provided by the mature trees and shrubs across the boundaries.

This family home enjoys large front lawn and ample parking with a driveway accommodating up to 4 cars in addition to a double garage.







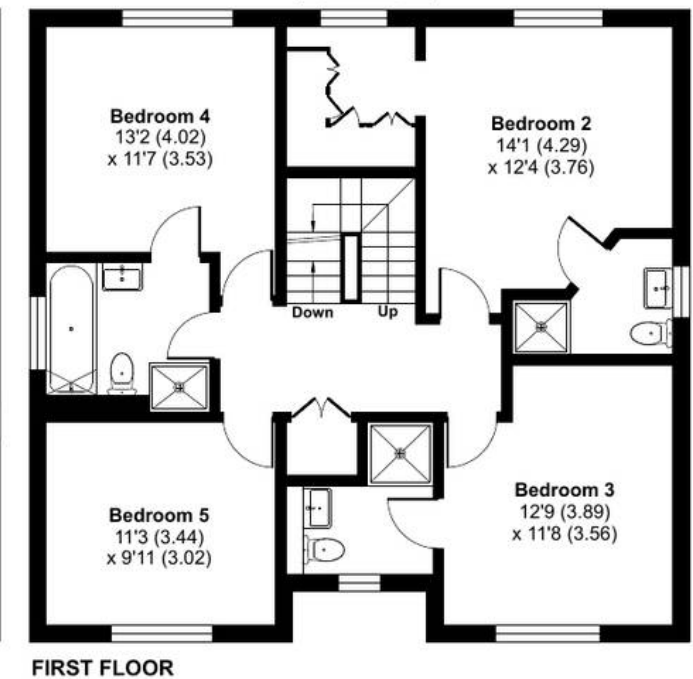
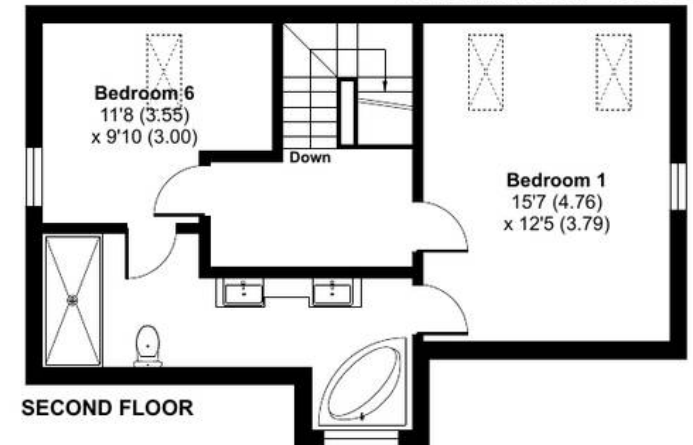
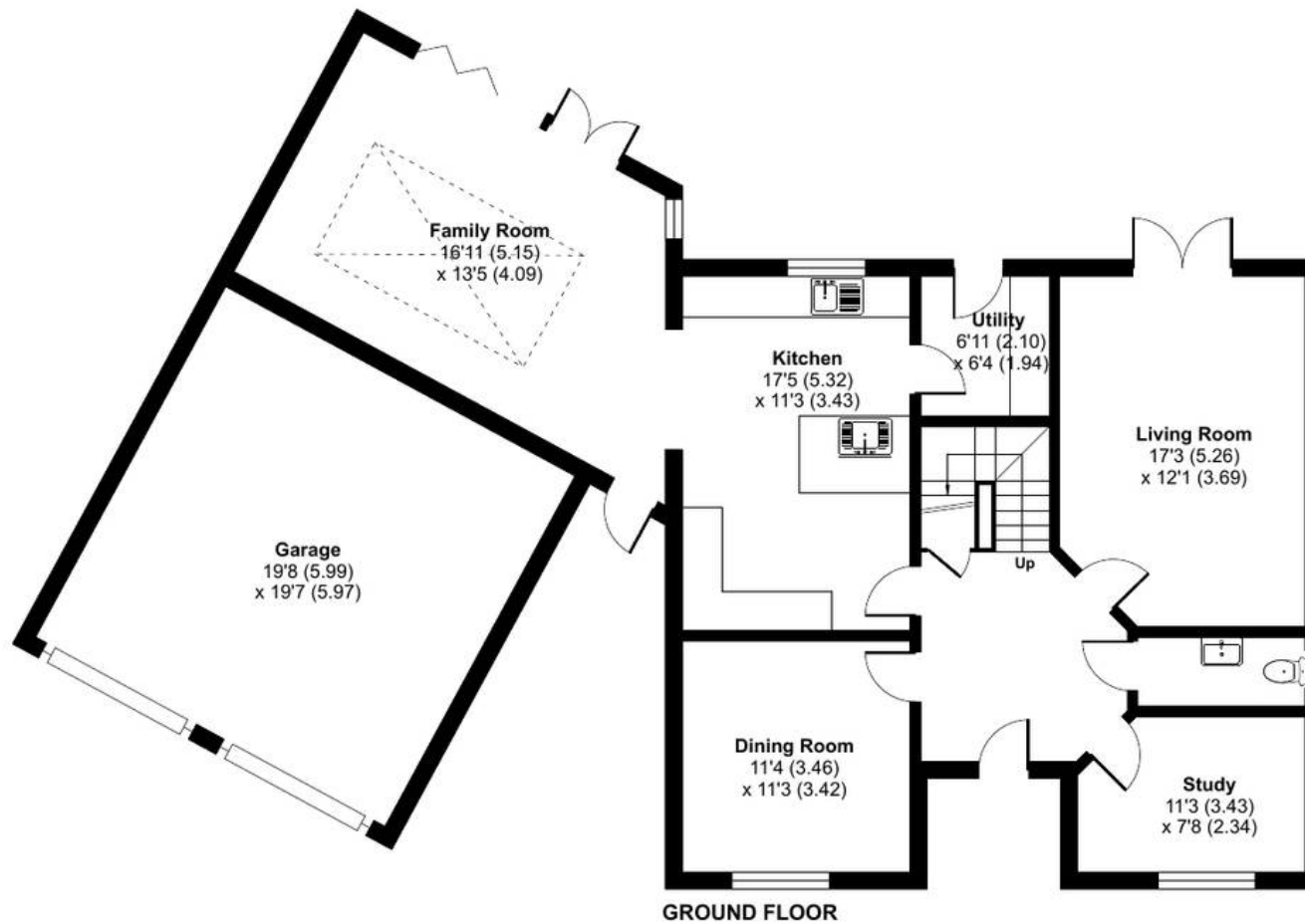
Kintbury Close, Fleet, GU51

Approximate Area = 2539 sq ft / 235.8 sq m

Garage = 385 sq ft / 35.7 sq m

Total = 2924 sq ft / 271.5 sq m

For identification only - Not to scale





McCarthy Holden Fleet

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