



Moorhens

Fleet

McCarthy
Holden

Guide Price £850,000



9 Moorhens

Fleet, Fleet

Executive detached family home in the sought-after Edenbrook development, Fleet. Contemporary open plan living to the ground floor, with four generous bedrooms and family bathroom to the first floor.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Edenbrook Development
- Close To Edenbrook Country Park
- Driveway Parking and Garage
- Morris Design - Berkley Homes
- Landscaped Rear and Front Garden
- Open Plan Living Accommodation



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Property

This executive family home, built by Berkeley Homes to their “Morris” design, sits within the sought-after Edenbrook development in Fleet, just a stones throw away from Edenbrook Country Park. The property combines underfloor heating on the ground floor, radiator heating upstairs, and double glazing throughout, offering both comfort and efficiency. The property also benefits from a re-landscaped front and rear garden, as well as a single garage with driveway parking. Finished to a high specification and lovingly maintained by the current owners, the home is offered for sale with a freehold tenure.

Ground Floor

The home is approached via a pathway leading to a canopied entrance and front door, opening into a bright hallway with glass balustrade stairs to the first floor. From here, there is access to a cloakroom with a utility cupboard, a generous bay-fronted living room and the impressive kitchen/dining and family room. This contemporary space has three distinct zones, including a stylish fitted kitchen, an area for dining, and a snug-style seating area. French doors open directly to the rear garden, creating a seamless indoor-outdoor feel.

First Floor

Upstairs, the landing gives access to the loft, airing cupboard, family bathroom, and four well-proportioned bedrooms. The principal suite features a dressing area with built-in wardrobes, a luxury four-piece en suite, and French doors leading to a private balcony. Two further double bedrooms offer excellent space, while the fourth bedroom has been fitted out as a home office, making it ideal for remote working.

Outside

Externally, the property benefits from a 20ft garage and driveway parking for two cars. The landscaped rear garden has been thoughtfully designed with a porcelain patio, a decked seating area, and an outdoor kitchen, providing multiple zones for relaxation and entertaining. The development itself borders the 82-acre Edenbrook Country Park, with direct access available from the close.

Additional Information

Service Charge- £750p.a





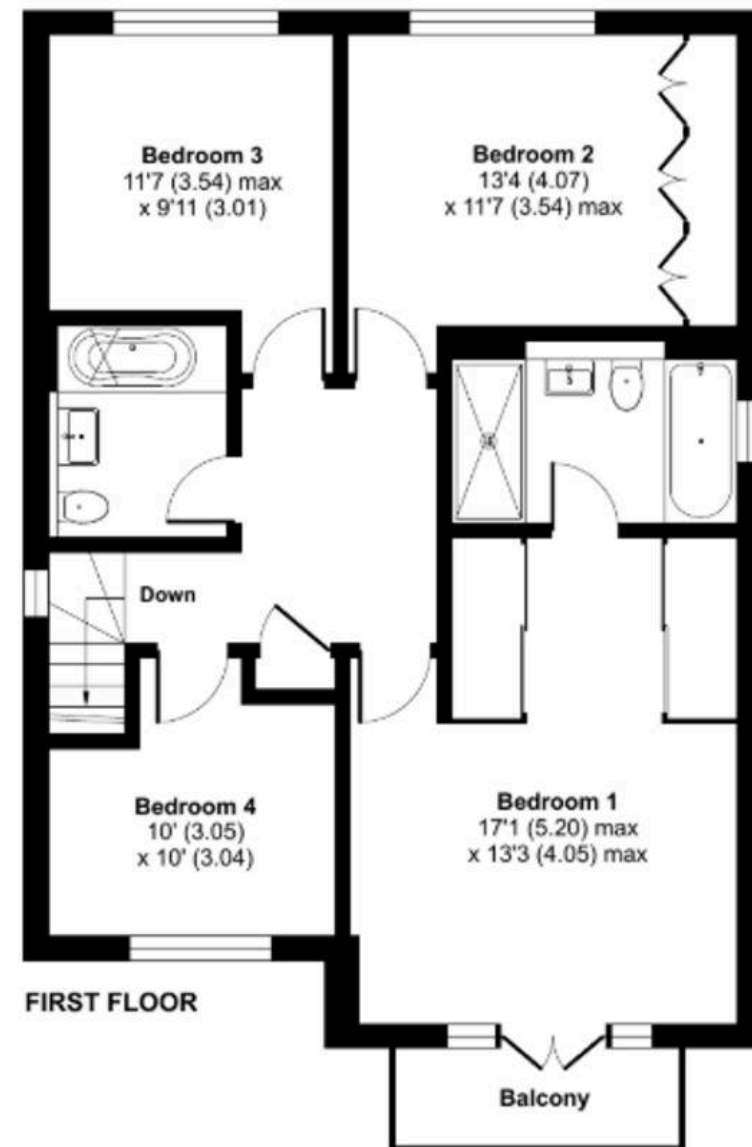
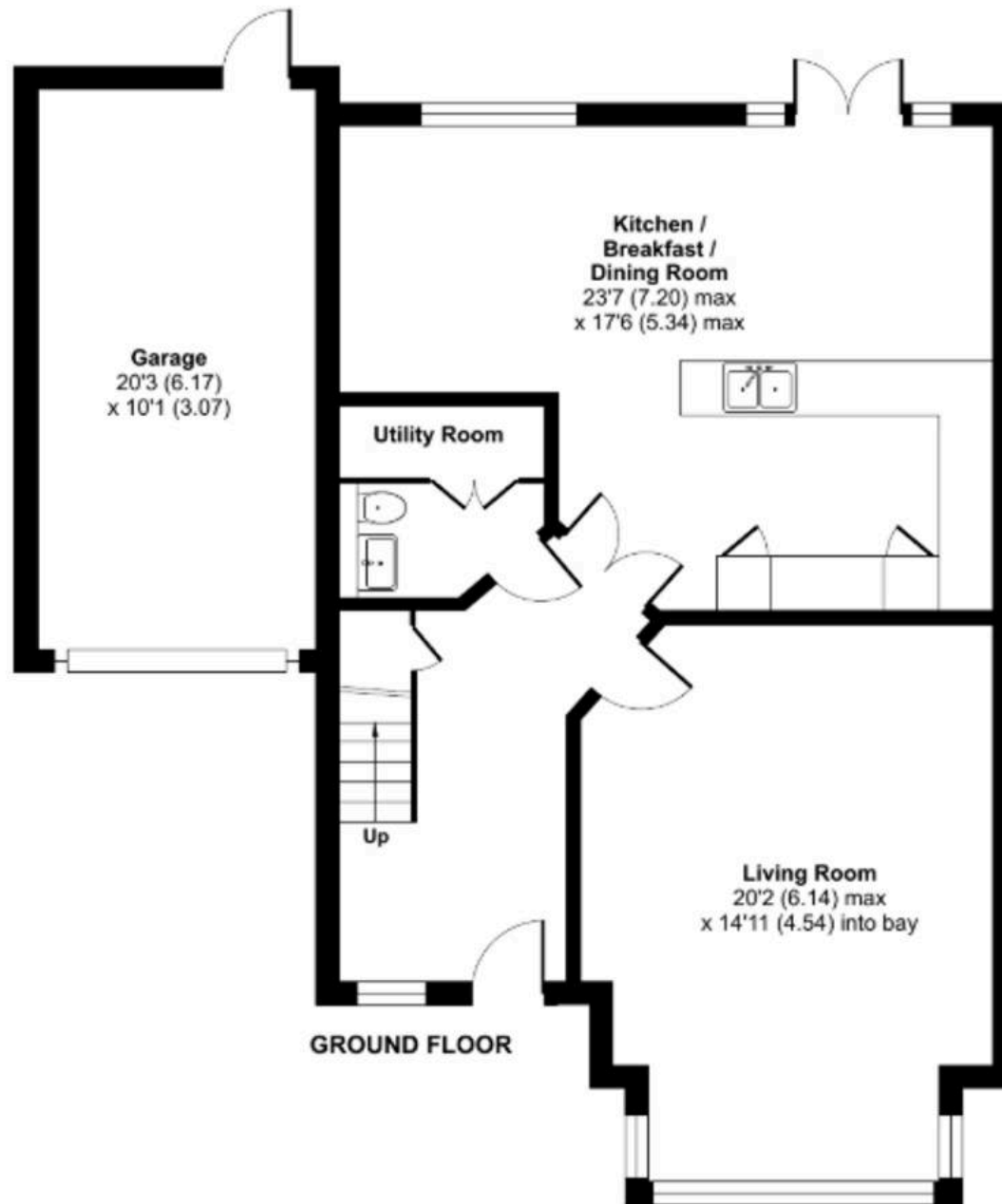


Approximate Area = 1586 sq ft / 147.3 sq m

Garage = 204 sq ft / 18.9 sq m

Total = 1790 sq ft / 166.2 sq m

For identification only - Not to scale







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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.