



Willowbourne

Fleet

Guide Price £875,000



32 Willowbourne

An elegant, comfortable, and practical home in Edenbrook. Prime location, immaculate condition, double-width driveway, spacious living areas, four double bedrooms, landscaped garden.

Council Tax band: F

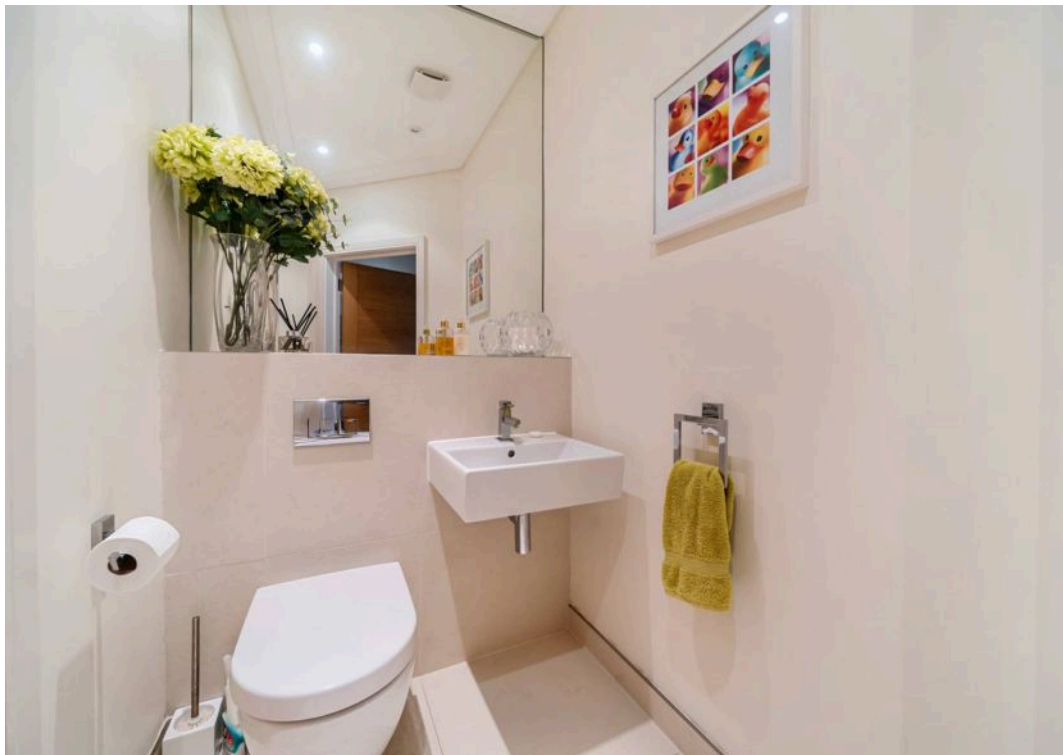
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- High Specification
- Edenbrook Development
- An Original Show Home
- Landscaped Rear Garden
- Large Driveway
- Close to Local Schools





Property

Situated in a quiet no-through road within the prestigious Edenbrook development, this outstanding home, built by Berkeley Homes to their desirable Morris design, offers a perfect balance of elegance, comfort, and practicality. Its prime location places it within walking distance of the Leisure Centre, the highly regarded Edenbrook Country Park, and excellent local schools, ensuring both convenience and a strong connection with nature.

A double-width, double-length driveway provides parking for at least four cars and leads to a detached, oversized single garage, set apart by an extra-wide side return. Presented in immaculate condition, this home reflects the quality and detail of a true show house.

Ground Floor

A bright and welcoming hallway greets you on entry, enhanced by glass and wooden banister, rich wooden doors, and elegant decorative coving. From here, double doors open into the generous open-plan kitchen, dining, and family area. The kitchen is finished with stylish two-tone cabinetry and upgraded AEG appliances, including a wide induction hob with enhanced extractor fan, alongside an integrated wine fridge and warming drawer.

Practical touches include a utility cupboard housing an AEG washer and dryer, while a large fitted mirror adds to the downstairs cloakroom.

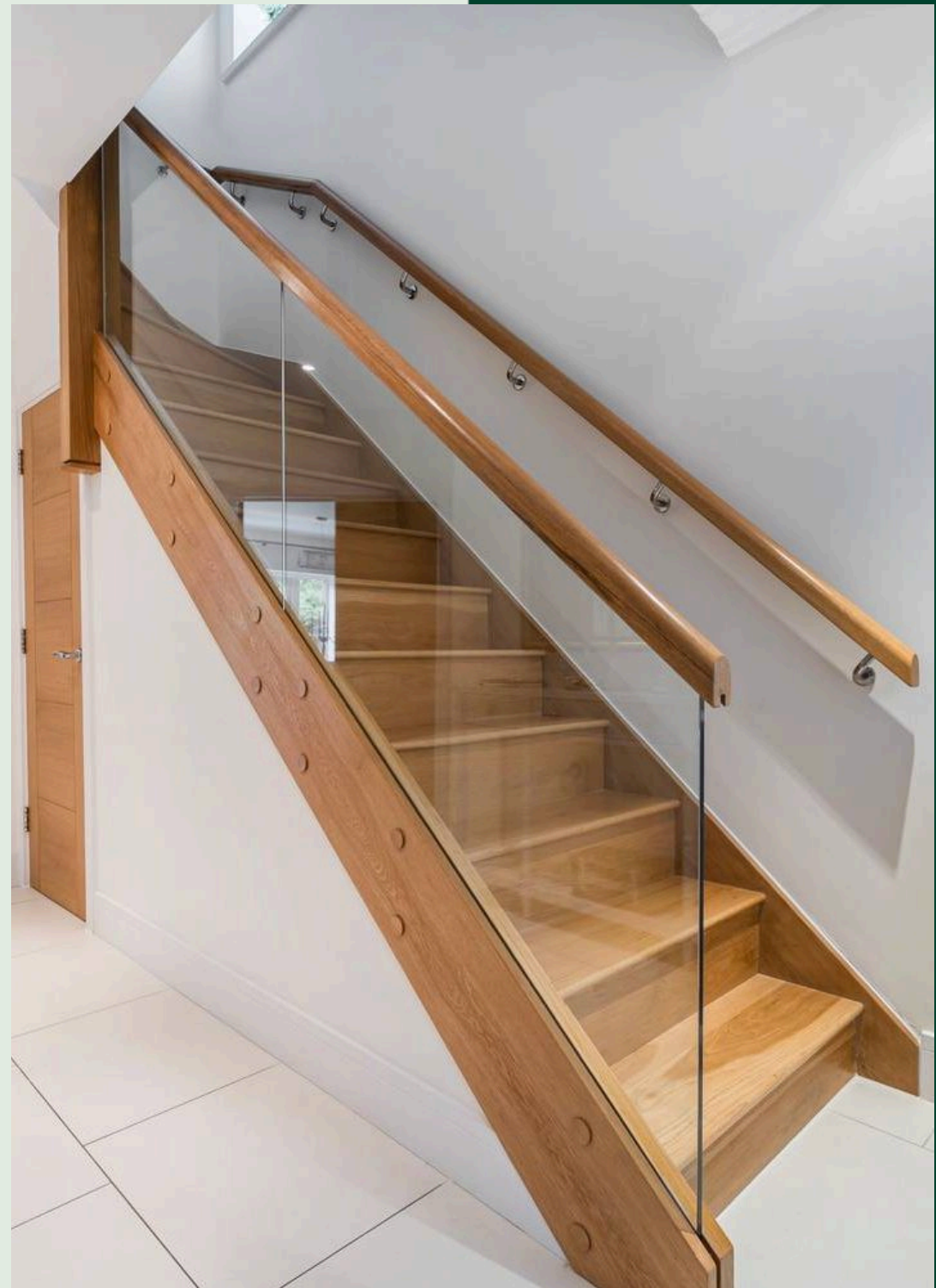
The spacious living room is a more formal retreat, filled with natural light from a large bay window and centred around a striking feature stone fireplace, complete with a black marble hearth, sides and back, and a fitted real flame gas fire. An integrated sound system runs throughout the kitchen/dining/family room, sitting room, and principal suite, creating a seamless atmosphere for both relaxation and entertaining.

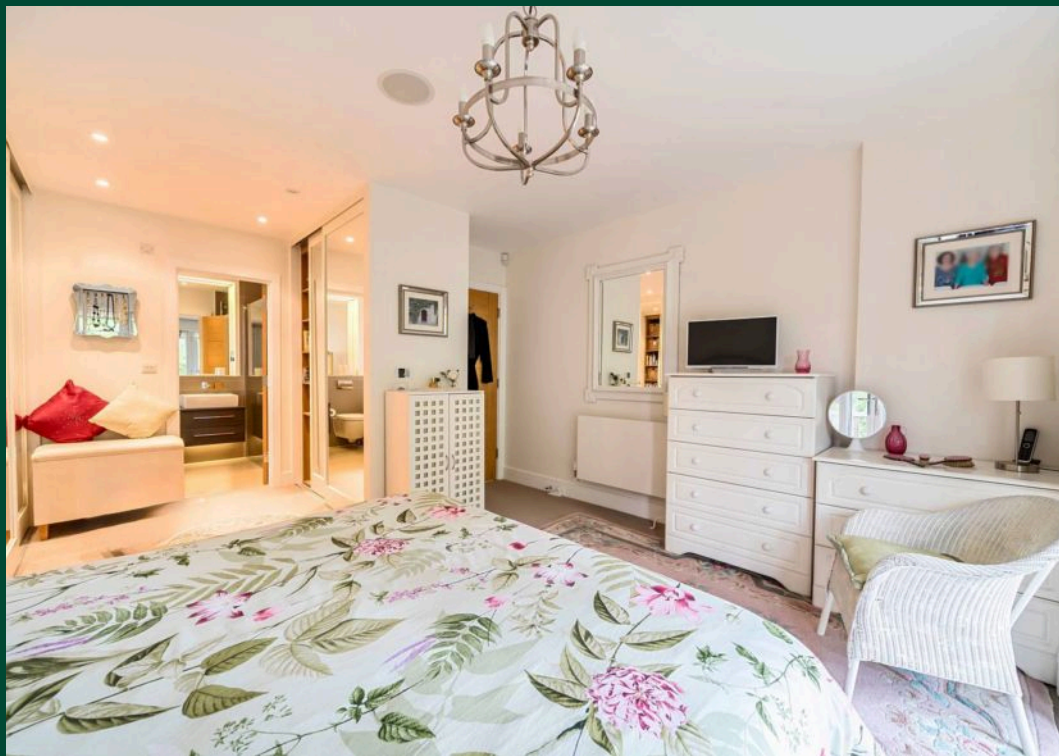
First Floor

Upstairs, this home offers four double bedrooms, each designed with space and comfort in mind. The impressive primary suite benefits from fitted wardrobes, a sleek en-suite, and a private balcony. Bedroom two also features a fitted wardrobe, adding convenience and style. A well-appointed family bathroom and a handy landing cupboard with additional fitted shelving complete the first floor.

Outside

The rear garden is landscaped. A full width extended patio and path provide the ideal space for entertaining, while the lawn is bordered by mature shrubs.







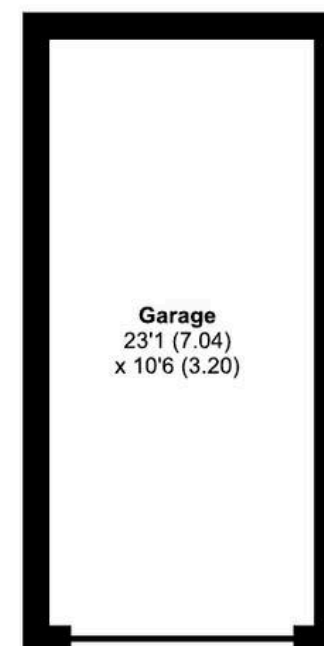
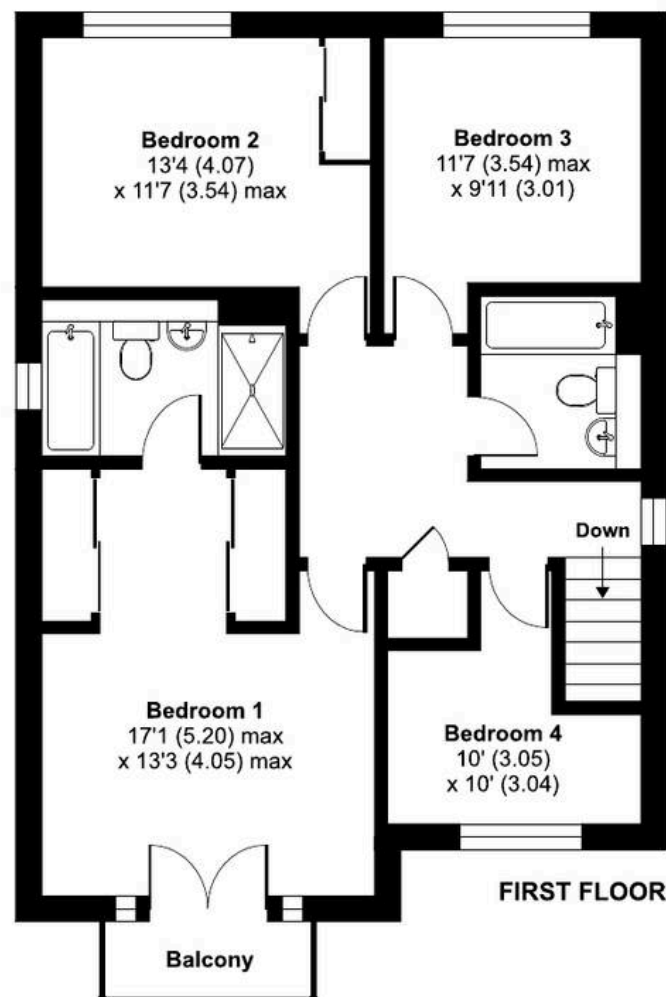
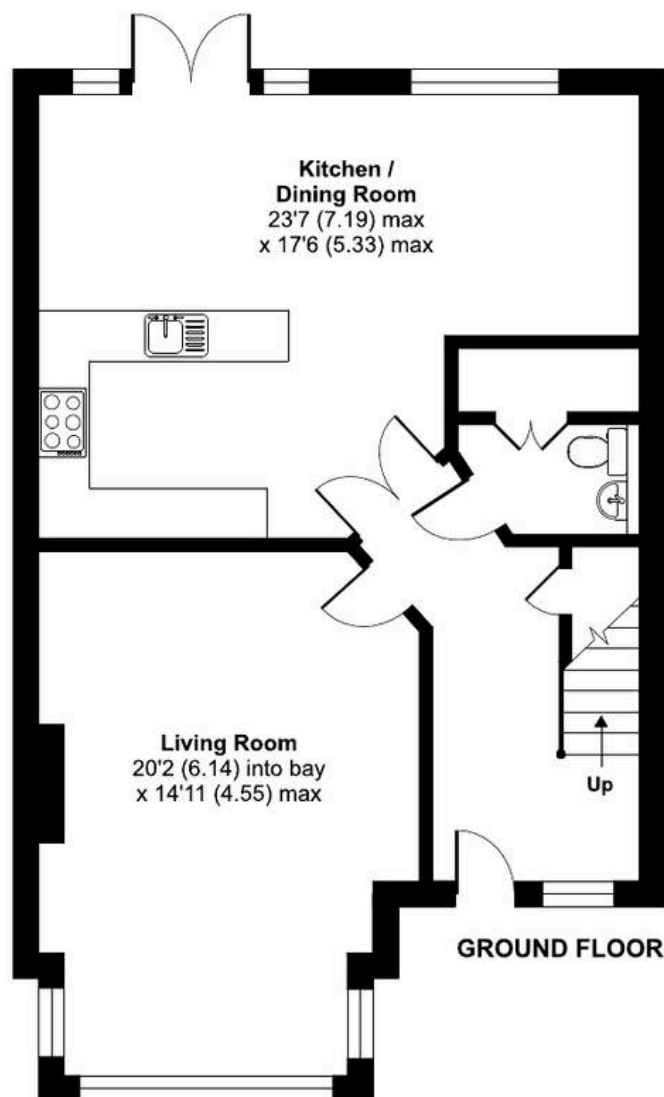
Willowbourne, Fleet, GU51

Approximate Area = 1586 sq ft / 147.3 sq m

Garage = 243 sq ft / 22.6 sq m

Total = 1829 sq ft / 169.9 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.