



Teaseltun  
Fleet

McCarthy  
Holden

Guide Price £675,000





## Teaseltun

### Fleet

Stylish four double bedroom home in Edenbrook, backing onto a nature reserve. Features modern kitchen, open plan living, loft suite, garden, 2 allocated parking, and visitor spaces.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Backing Onto Woodland
- Edenbrook Development
- Loft Conversion
- 2 Allocated Parking with EV charger
- Visitor Parking
- Outbuilding





## Property

A beautifully presented four bedroom family home, positioned within the popular Edenbrook development and finished to a high standard throughout. Enjoying backing onto the nature reserve, this property offers modern living in a peaceful environment, two allocated parking and EV charging and access to nearby visitor parking.

## Ground Floor

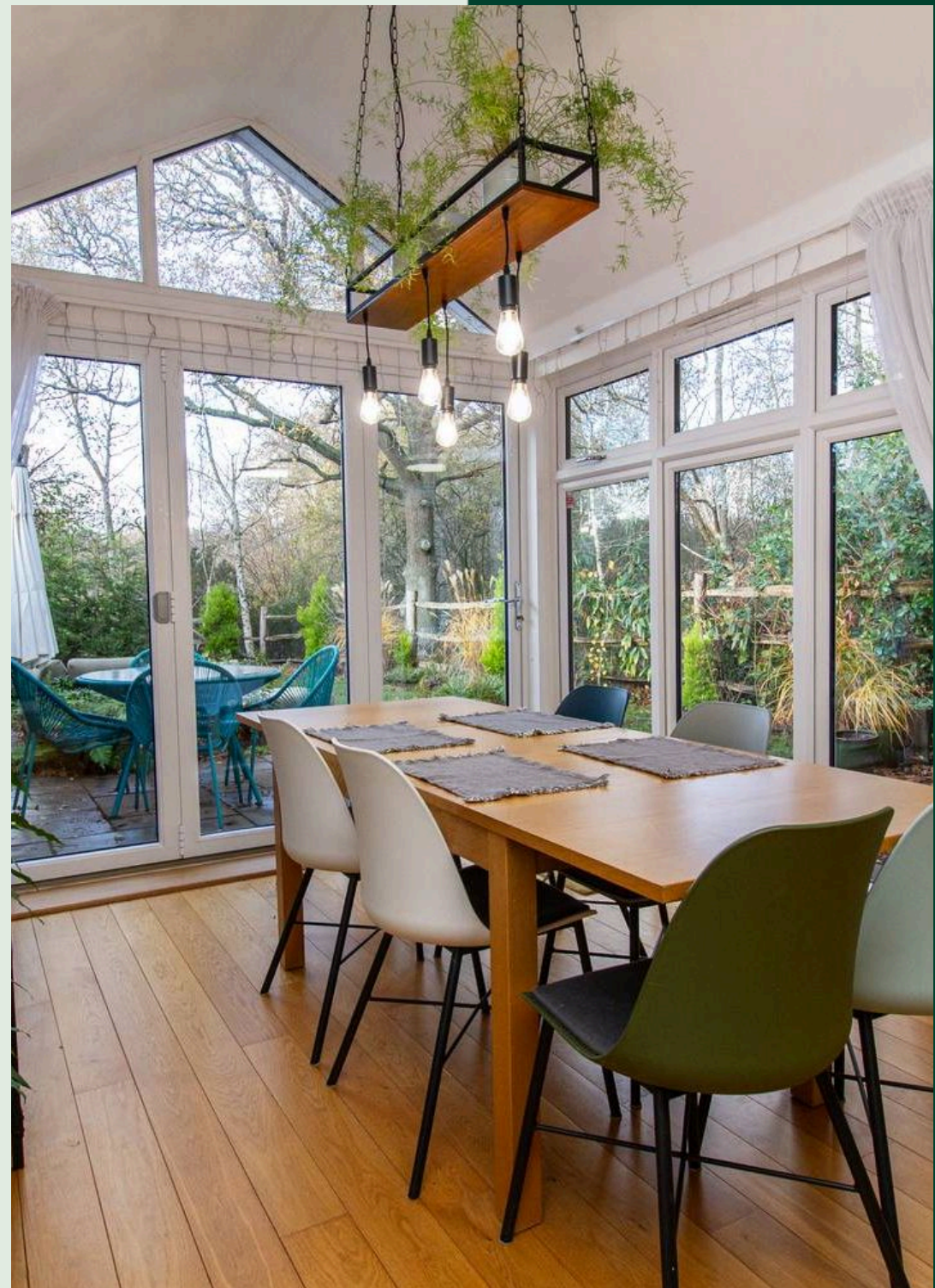
The property welcomes you with a stylish front aspect kitchen/breakfast room fitted with contemporary gloss cabinetry, quality integrated appliances. To the rear, the open plan living and dining area provides a bright and inviting space, the dining area has floor to ceiling windows, creating seamless indoor-outdoor living. A cloakroom completes the ground floor.

## First and Second Floor

The first floor has two generous double bedrooms and a third smaller bedroom great for an office or nursery, including the principal suite which benefits from a modern en-suite shower room. The family bathroom also serves this level. The second floor showcases a stunning loft conversion a standout feature of this home offering a further spacious double bedroom bathed in natural light. The striking full-height glazing and skylights create an impressive open feel with tree-top views, making this floor ideal as a primary bedroom, guest accommodation, or a relaxing studio space.

## Outside

The attractive rear garden backs directly onto woodland, providing a private and tranquil backdrop, also a large outbuilding on the side of the house with electrics to accommodate the storage needs. A limestone patio sits immediately outside the dining space, perfect for entertaining or enjoying the surroundings. The home further benefits from allocated parking and additional visitor spaces nearby.





















# Teaseltun, Fleet, GU51

Approximate Area = 1316 sq ft / 122.2 sq m

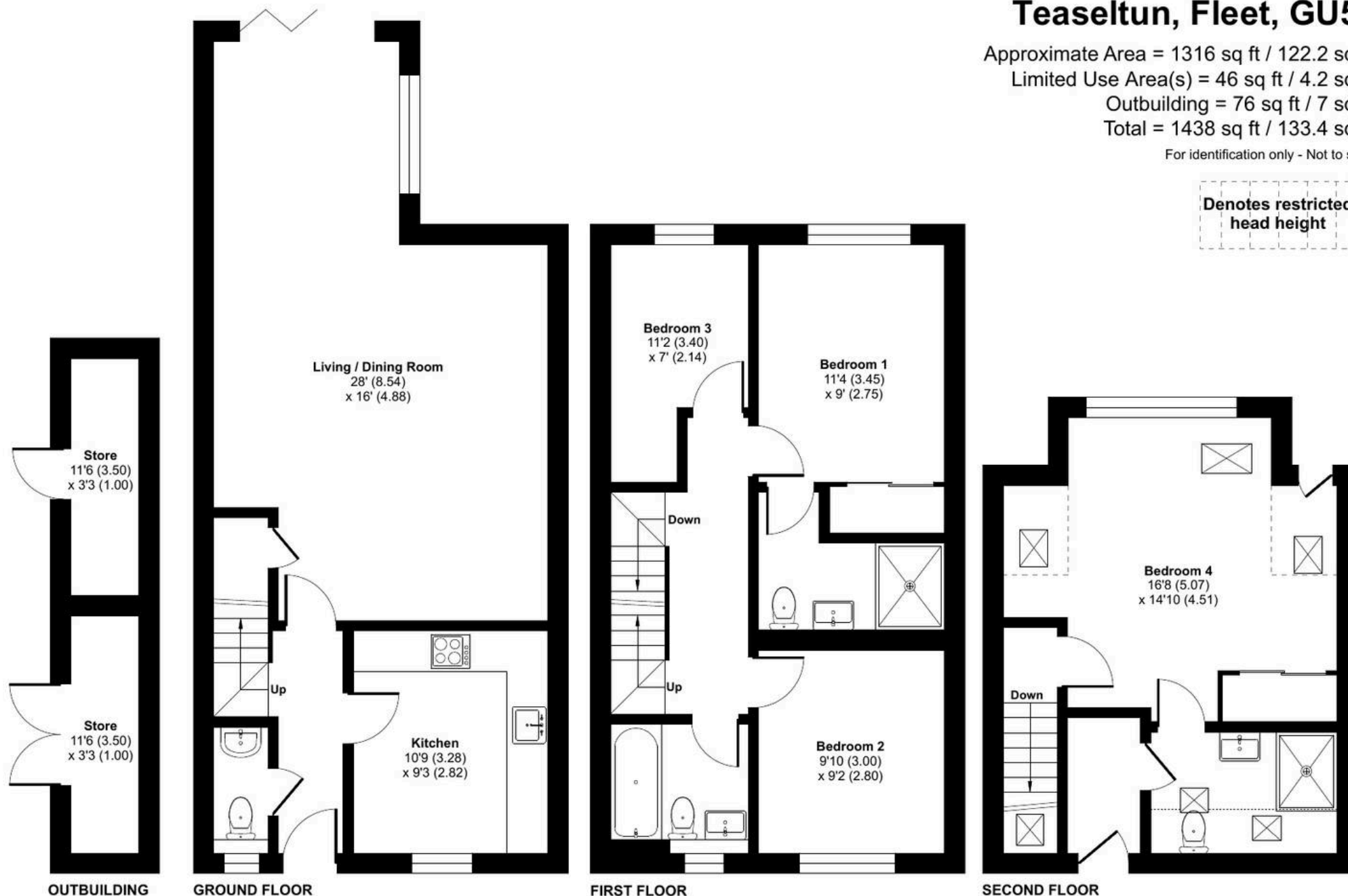
Limited Use Area(s) = 46 sq ft / 4.2 sq m

Outbuilding = 76 sq ft / 7 sq m

Total = 1438 sq ft / 133.4 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1387016









## McCarthy Holden Fleet

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