



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

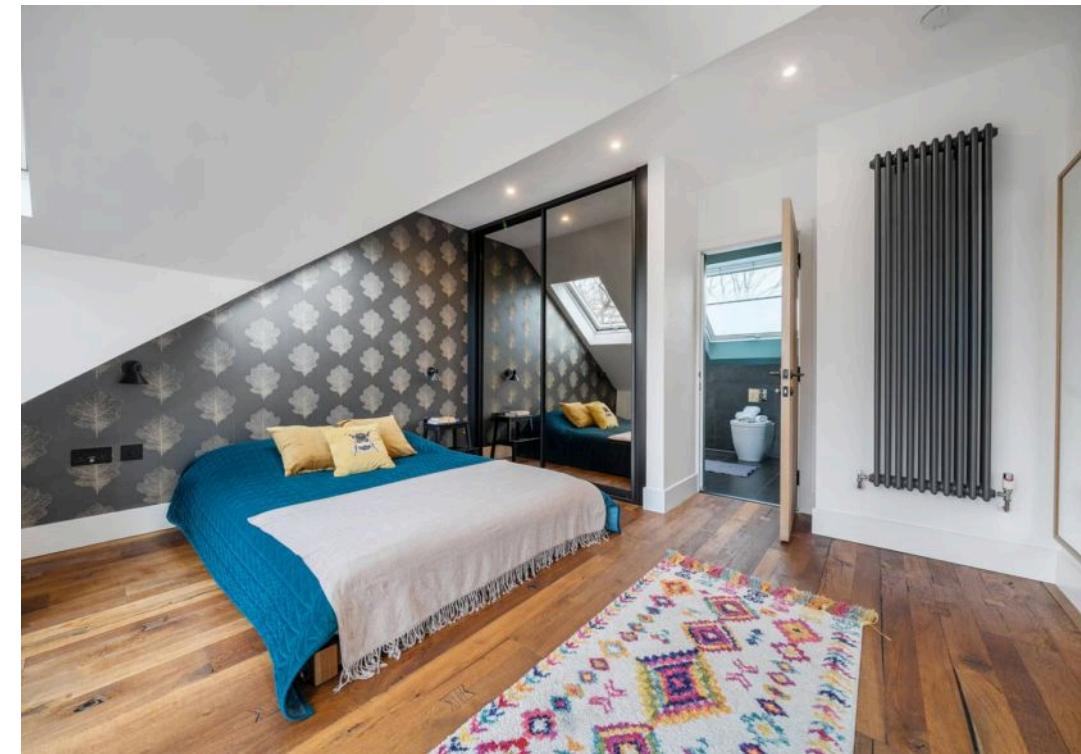
The attractive rear garden backs directly onto woodland, providing a private and tranquil backdrop, also a large outbuilding on the side of the house with electrics to accommodate the storage needs. A limestone patio sits immediately outside the dining space, perfect for entertaining or enjoying the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











# Teaseltun, Fleet, GU51

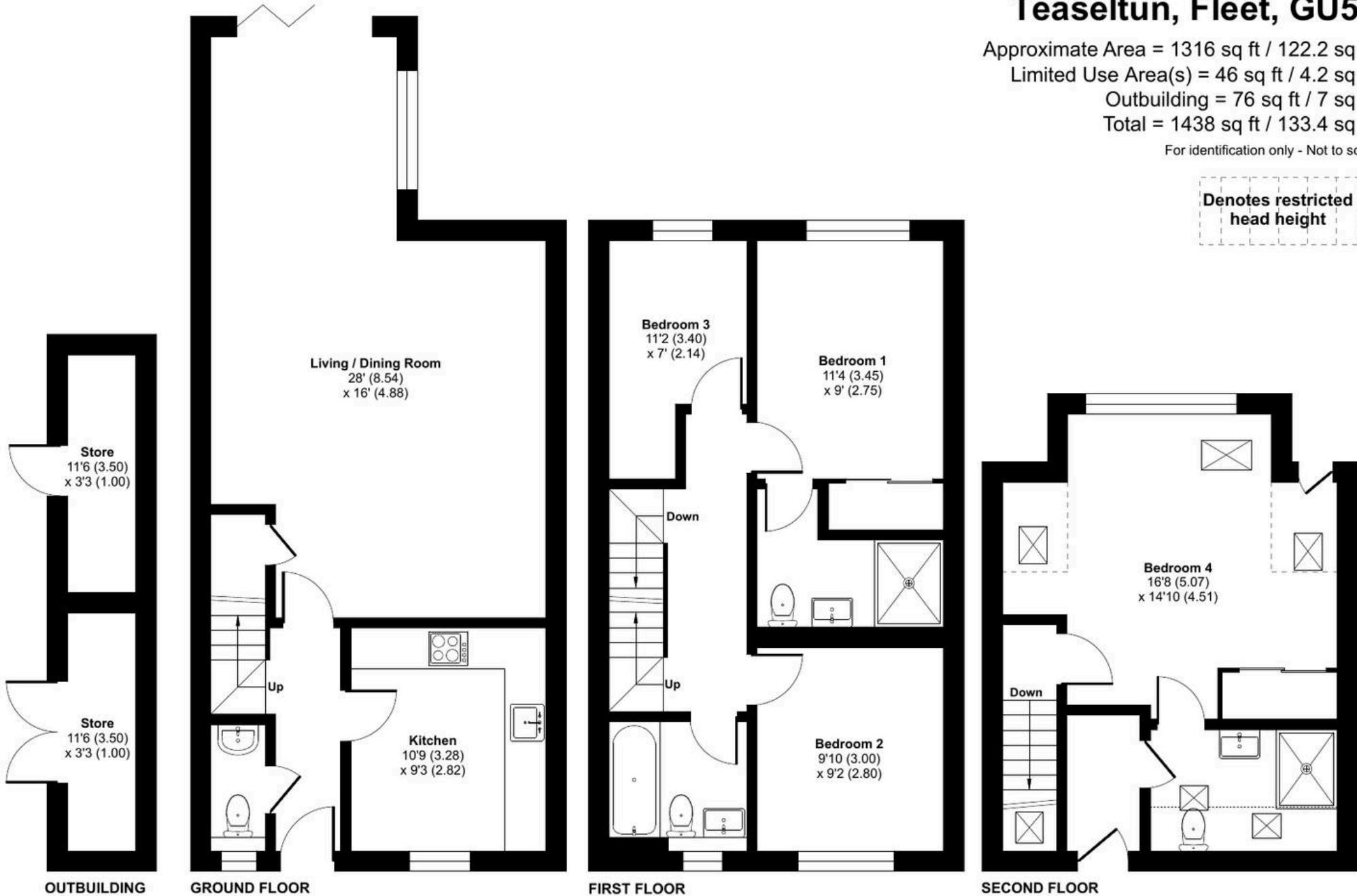
Approximate Area = 1316 sq ft / 122.2 sq m

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







## McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • [fleet@mccarthyholden.co.uk](mailto:fleet@mccarthyholden.co.uk) • [www.mccarthyholden.co.uk/](http://www.mccarthyholden.co.uk/)

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested. Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.