



**Selbon**

Residential sales & lettings

Whitewater Road, Fleet,  
Hampshire, GU51 1GB

Offers in excess of £800,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- Sought After Location
- Plot measuring around 0.2 of an Acre
- Finished to a High Standard
- Garage with Ample Parking
- 29ft Main Bedroom
- Spacious and Flexible Accommodation
- Open Plan Kitchen/Living/Dining Room
- Accommodation Over Three Floors
- Three Bathrooms
- Garden Backing onto North Hants Golf Course

Selbon Estate Agents are delighted to offer to the market this extended four bedroom detached family home which is situated on the sought after development of Elvetham Heath. This property benefits from accommodation over three floors, three bathrooms, an open plan kitchen/dining/living room and a plot measuring 0.2 of an acre.

Accommodation comprises of a spacious entrance hall leading to the light and airy 22ft living room. The living room opens into the kitchen/dining room and gives direct access through a set of French doors to the garden. The beautifully presented kitchen offers vaulted ceiling with skylights that bring light into the room. Within the refitted kitchen it offers a range of units, work surfacing, integrated appliances, center breakfast bar and additional appliance space. From the dining room you have direct access to the garden through a set of bi-folding doors. The 14ft study opens into the spacious utility room which gives access to the side of the house. The accommodation is finished with the downstairs W.C.

On the first floor the property offers three generous bedrooms with one of the bedrooms measuring 22ft. The first-floor accommodation is finished with the family bathroom which offers a bath with shower overhead and an en-suite shower room to one of the bedrooms.

The second-floor accommodation offers a spacious 29ft main bedroom with built in wardrobes and a dressing area. The accommodation is finished with the refitted en-suite which offers a jacuzzi bath, sink, toilet and separate shower.

Outside the enclosed and charming garden is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. At the rear of the property, you will find a generous patio area which is ideal for al fresco dining and a feature pond with a waterfall. At the bottom of the garden, you have a useful summerhouse with power, lighting and storage. The garden backs onto North Hants Golf Course and offers a generous plot for Elvetham Heath.

















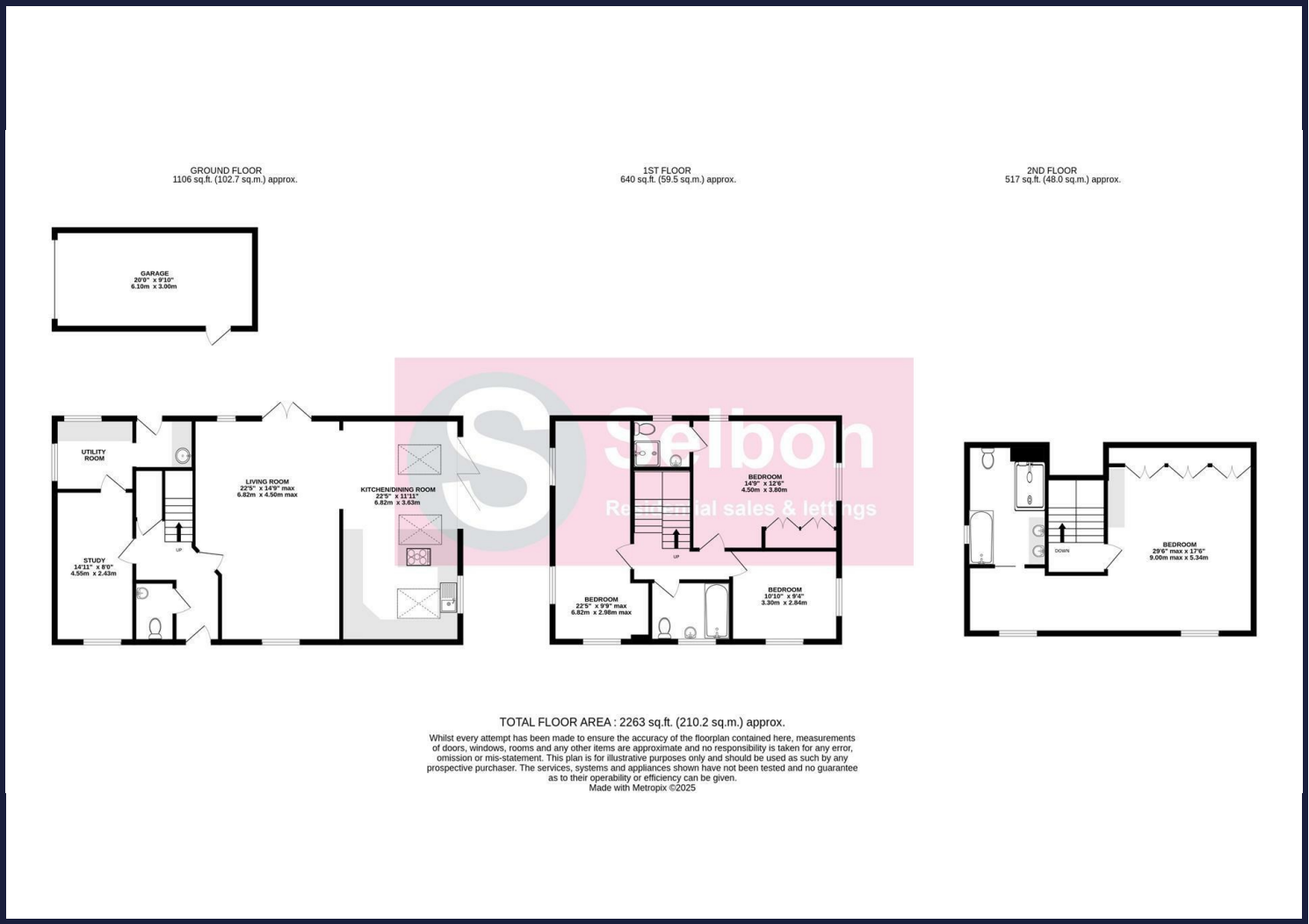








Floor Plans



Viewing

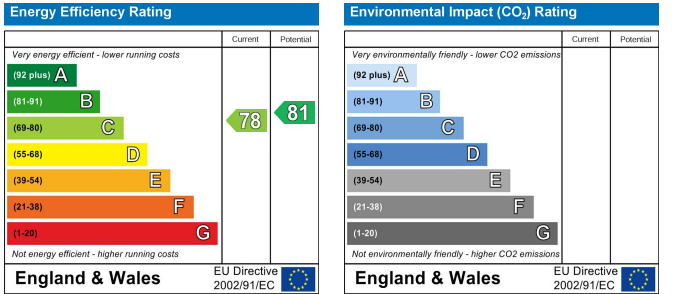
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: F