



- 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.

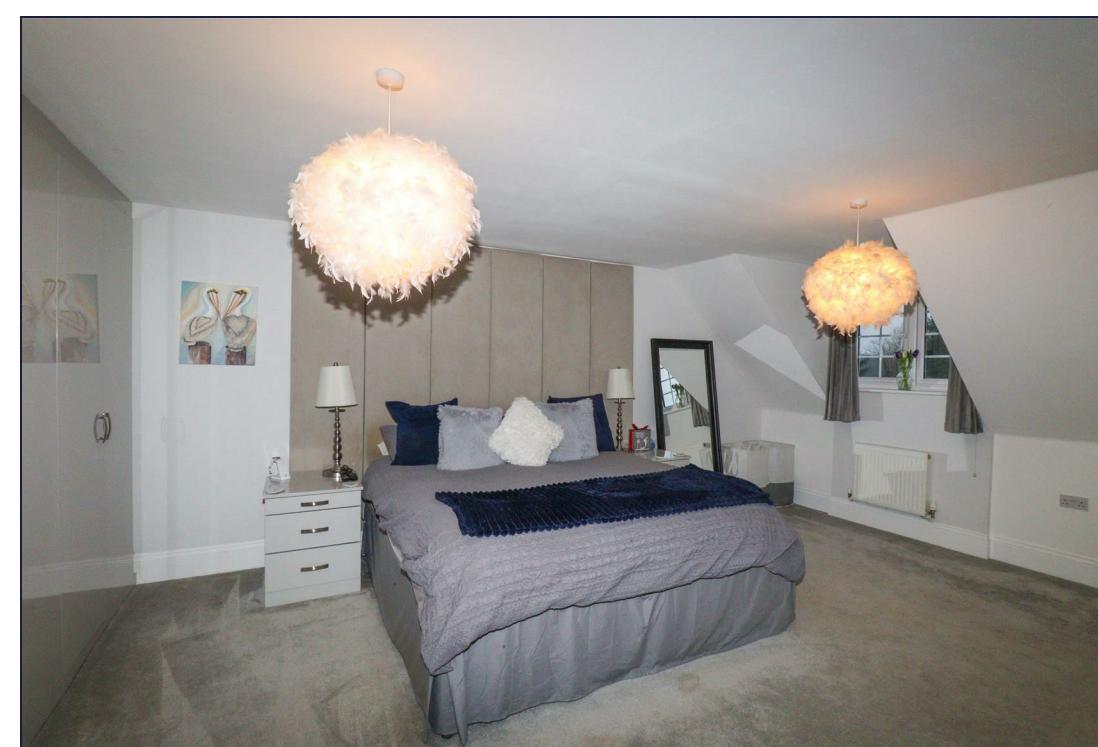
Outside the enclosed and charming garden is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. At the rear of the property, you will find a generous patio area which is ideal for al fresco dining and a feature pond with a waterfall. At the bottom of the garden, you have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





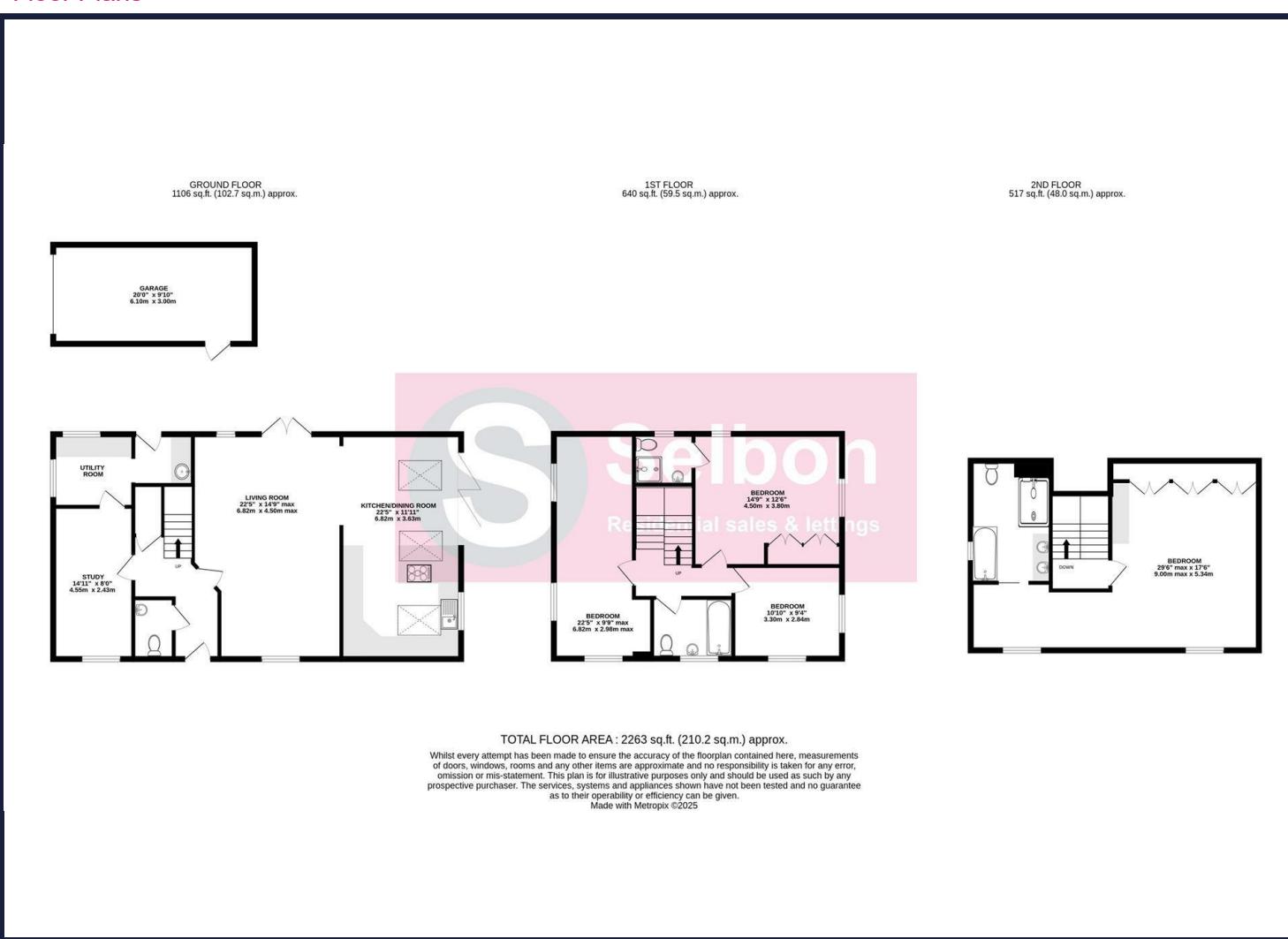




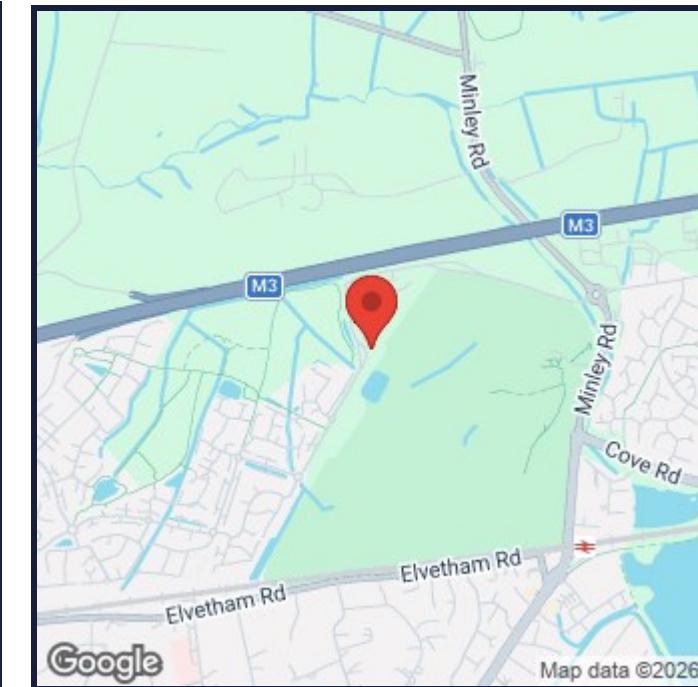




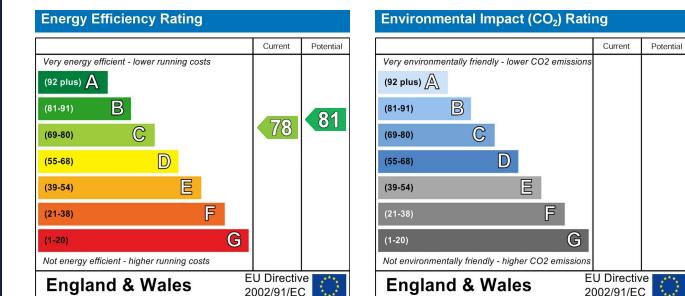
Floor Plans



Area Map



Energy Performance Graph



Viewing

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

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band: F

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk