



3 Ovington Drive, Fleet
Fleet

McCarthy
Holden

Offers Over £735,000



3 Ovington Drive

Fleet

Spacious four bedroom detached home in Elvetham Heath with three bathrooms, open-plan kitchen, private garden, double garage and parking. Close to schools, amenities and transport links.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached Family Home
- Kitchen/Dining Room
- Study
- Principle Bedroom With Ensuite
- Driveway & Double Garage
- Cul-De-Sac Location



McCarthy
Holden



Property

This impressive detached family home is set in the highly sought after Elvetham Heath development, offering spacious and versatile accommodation, ideal for modern living. The property features four bedrooms, two versatile reception rooms, three bathrooms, and an open-plan kitchen/dining space.

Accommodation

The property welcomes you with a generous entrance hall that leads to a bright and airy kitchen/dining room, complete with stylish bifold doors opening to the garden. The kitchen is well appointed with base and eye level units and built in appliances and space for a fridge/freezer. A separate study provides a quiet space for home working or playroom, while the downstairs cloakroom adds every-day convenience. The principal bedroom features a contemporary ensuite, and bedroom two also benefits from its own ensuite, making this home ideal for families or guests. Two further bedrooms are served by a modern family bathroom. Throughout, the property is finished to a high standard, with modern bathrooms and well-proportioned rooms that create a welcoming atmosphere.

Outside

Outside, the property boasts a well maintained garden, providing a private and tranquil retreat. The garden is easily accessed via the bifold doors from the kitchen/dining room, creating a seamless flow between indoor and outdoor living spaces. Mature planting and a level decking area offer an attractive setting for summer gatherings and barbeques. To the front, a spacious driveway provides ample off-road parking and leads to a double garage, offering plenty of storage or workshop space.

Location

Elvetham Heath is a vibrant development offering a wide range of amenities, including a supermarket, primary school, church and public house. The local community enjoys a variety of activities and facilities, such as a children's playground, football pitch, as well as organised cycling and running clubs. Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services. Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant.





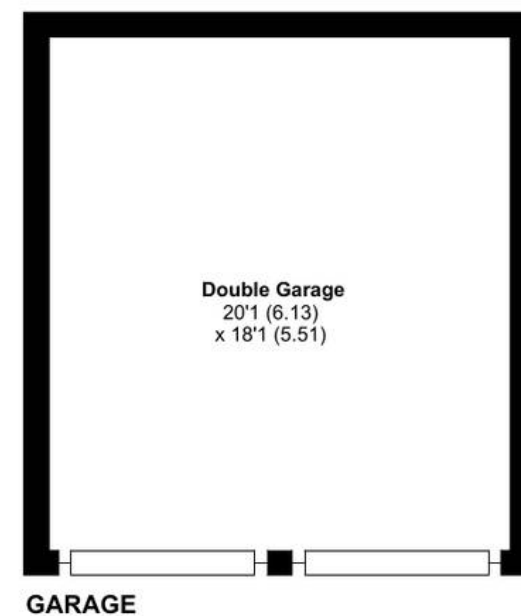
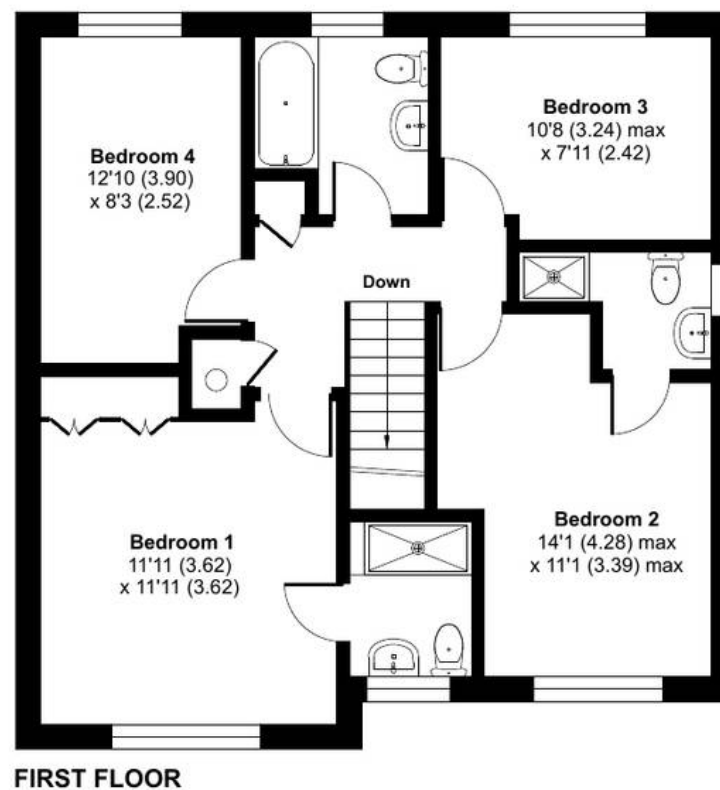
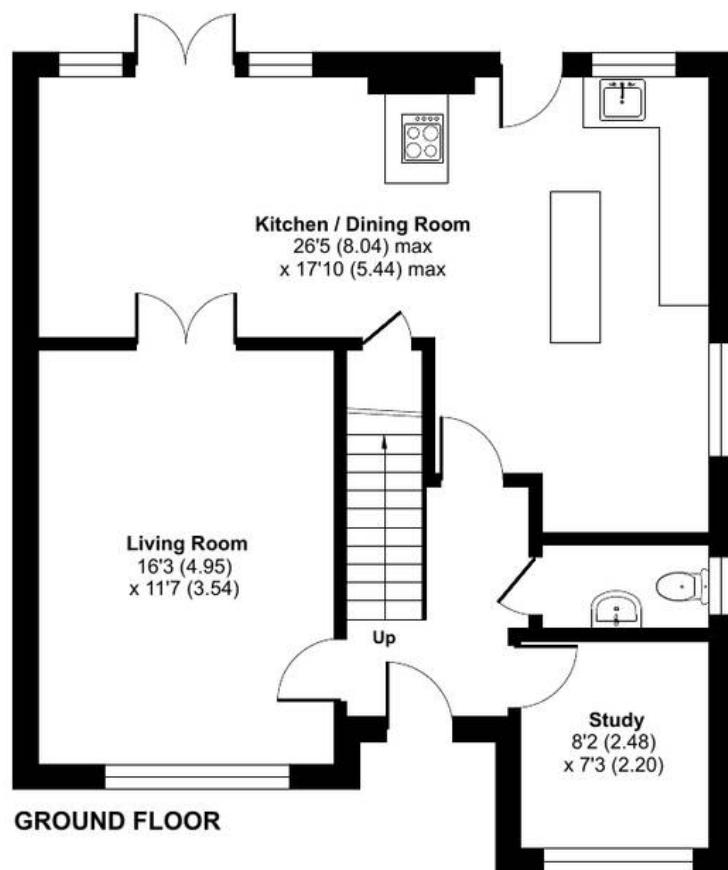
Ovington Drive, Fleet, GU51

Approximate Area = 1401 sq ft / 130.1 sq m

Garage = 364 sq ft / 33.8 sq m

Total = 1765 sq ft / 163.9 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 • 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.