



Selbon

Residential sales & lettings

Reading Road North, Fleet,
, GU51 4HP

Guide price £2,000,000 Freehold



01252 979300
Selbonproperty.co.uk

- Six Bedroom Detached Family Home
- 33ft. Drawing Room, Family Room & Dining Room
- Family Room, Dining Room & Gym/Hobbies Room
- Bedroom One With Dressing Room, En-Suite & Balcony
- Mature Plot Approaching One Acre
- Accommodation Approaching 6000 Sq.Ft.
- Re-Fitted Kitchen/Breakfast Room & Orangery
- 6 Bath/Shower Rooms & Cloakroom
- Potential Annexe Conversion
- In & Out Horseshoe Driveway & Double Garage

Selbon Estate Agents are delighted to offer to the market this substantial detached family home built circa: 1920 offering around 6,000 Sq.Ft. of accommodation, situated in the Blue Triangle area of Fleet.

The property occupies a mature plot approaching an acre and is accessed via an in and out horseshoe driveway, providing off-street parking for multiple vehicles.

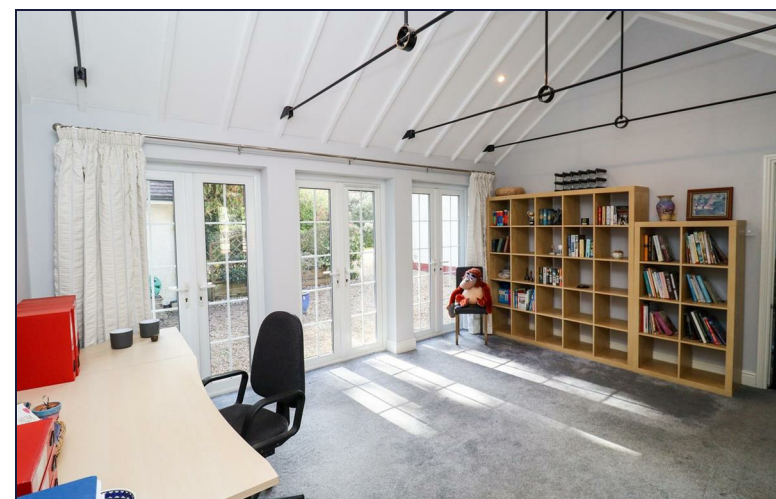
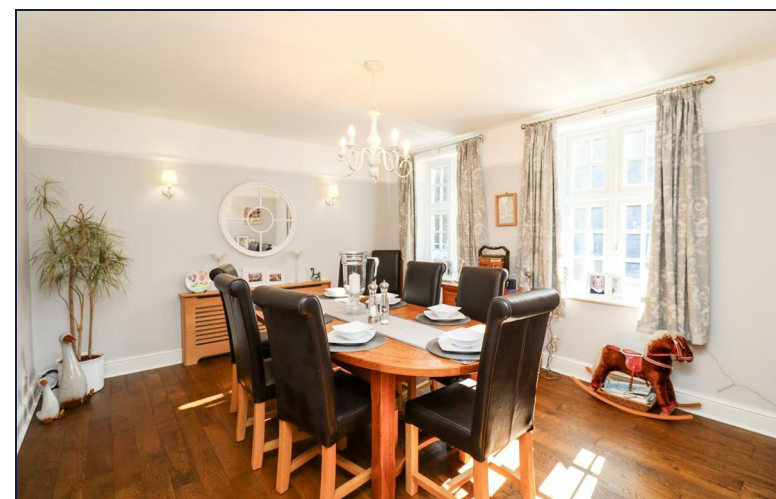
The generous accommodation includes; hallway with feature fireplace, the 33ft. drawing room boasts an inglenook fireplace with AGA wood burning stove and triple aspect windows. Further reception rooms include a 20ft. family room, dining room, gym/hobbies room and a study.

The re-fitted kitchen/breakfast room comprises of a comprehensive range of eye and base level cabinets with Quartz worktops. Range of built-in appliances including: hob, double oven, and a dishwasher. The kitchen blends modern appliances and functionality with character features seamlessly and is complemented by a bright and airy orangery with lantern roof and garden views. In addition there is a utility room, downstairs shower room and a cloakroom.

There is also planning permission in place to add an indoor swimming pool (or other/alternative room) to the rear of the right side of the property. This area would also be ideal as an annexe and could be converted to a self-contained area as there is also a guest bedroom and en-suite shower room above the gym/hobbies room.

To the first floor there are five double bedrooms. The principle bedroom boasts a dressing room, en-suite four piece bathroom and access to the balcony with views over the rear garden. Bedroom 2 and 3 both feature en-suite shower rooms. Bedroom 4 and 5 are serviced by the family bathroom (with bedroom 4 having jack and jill access to the bathroom).

Externally the garden is predominately laid to lawn and surrounded by trees offering privacy and seclusion. There is a large patio surrounding the rear of the house offering ideal space for outdoor entertaining.









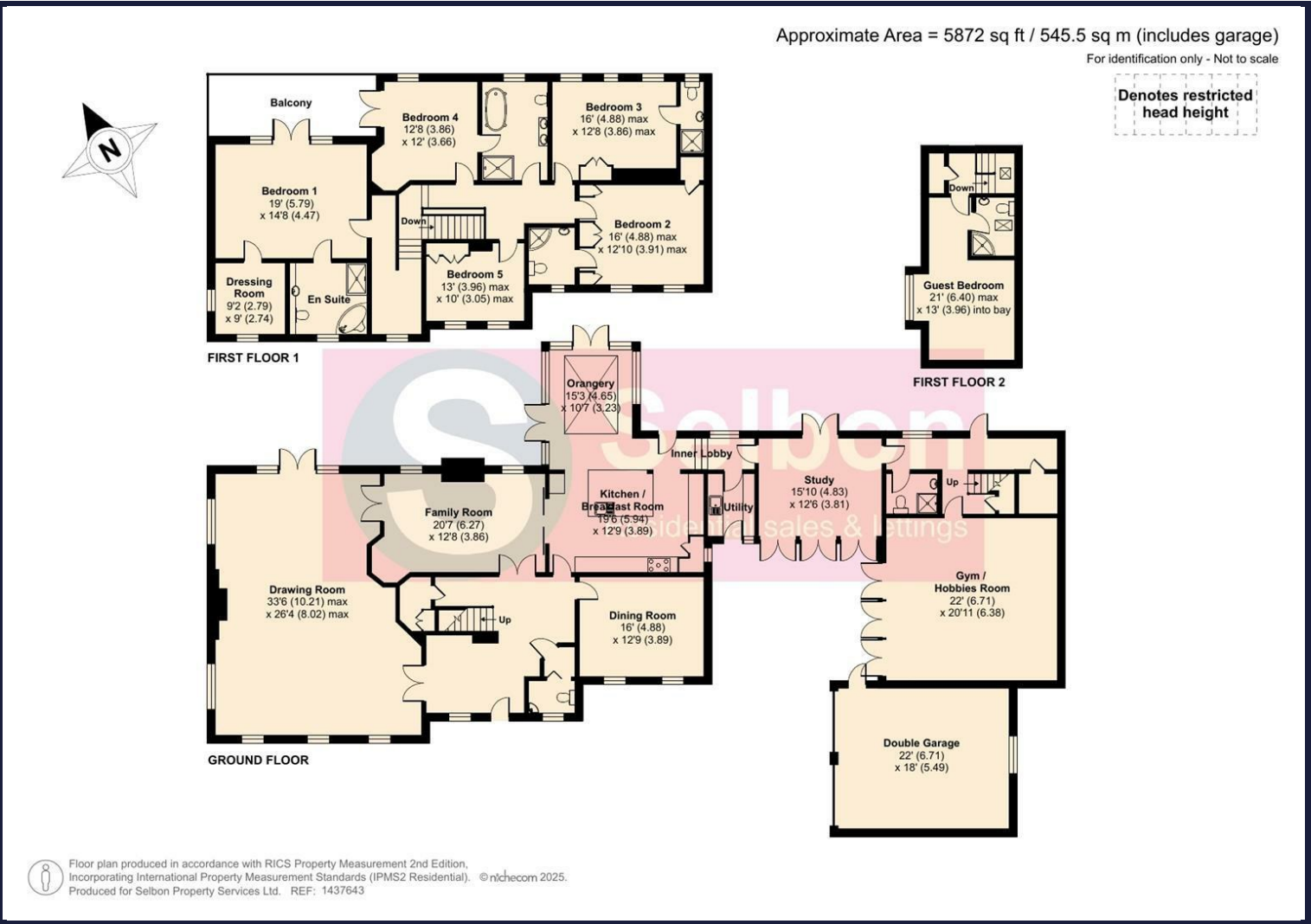




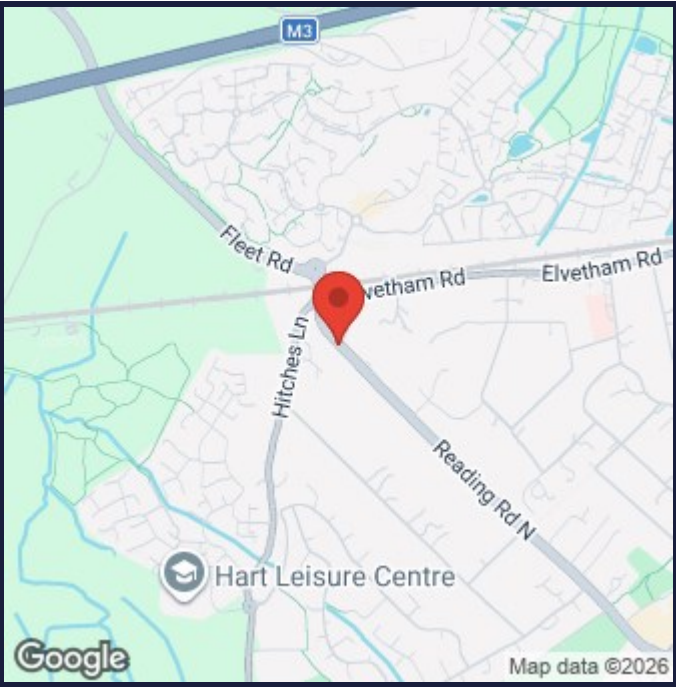




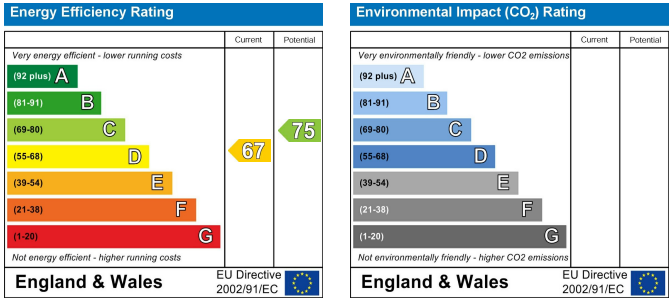
Floor Plans



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

Council Tax Band: G

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