



Selbon

Simply Different

Shire Avenue, Fleet,
Hampshire, GU51 2TB
Guide price £650,000 Freehold

 4  2  1  D

01252 979300
Selbonproperty.co.uk

- Extensively Modernised Detached Family Home
- Re-Fitted 27ft. Open Plan Kitchen/Dining Room
- Re-Fitted En-Suite Shower Room & Family Bathroom
- Driveway Parking & Gargage
- Ancells Farm Development
- Four Generous Bedrooms
- 16ft. Living Room & Cloakroom
- Landscaped Private Rear Garden
- EV Charging Point
- Close to Local Amenities & Train Station

Selbon Estate Agents are delighted to offer to the market this four double bedroom detached family home situated on the popular Ancells Farm development.

The curent owners have meticulously refurbished and re-modelled the property both internally and externally.

On entering the property you are welcomed into a reception hallway with stairs to the first floor with storage cupboard below and a re-fitted cloakroom with white suite.

The 16ft. front aspect living room is complimented by double doors to the kitchen/dining room.

The stunning re-fitted kitchen measures around 27ft. in length and is ffited with eye and base level cupboard and drawer units under a Quartz worktop. Inset ceramic 'Butler' style sink with central mixer tap, space for large oven with extractor hood over. Built-in appliances include dishwasher, fridge and freezer. A central island offers a fantastic space to entertain or enjoy a morning coffee. Opening from the kitchen is the dining room with French doors to the rear garden. A utility room can be found adjacent to the kitchen.

To the first floor are four double bedrooms and a re-fitted family bathroom. The principle bedroom also benefits from a re-fitted bathroom.

Externally the landscaped rear garden is predominately laid to artificial lawn with generous patio area immediately to the rear of the property. Enclosed by timber fencing and finish with well-stocked flower and shrub borders.

To the front is an area of lawn with raised sleeper beds and evergreen borders. Driveway provides off-street parking and leads to a garage.

Ancells Farm has a local parade of shops with a Tesco express and fish and chip shop, there is a pub and bus stops and is within walking distance of Fleet main line station. Fleet town centre with an array of shops, bars and restaurants is within close proximity as well as Fleet pond and Elvetham Heath nature reserve offering excellent walking, running and cycling routes.







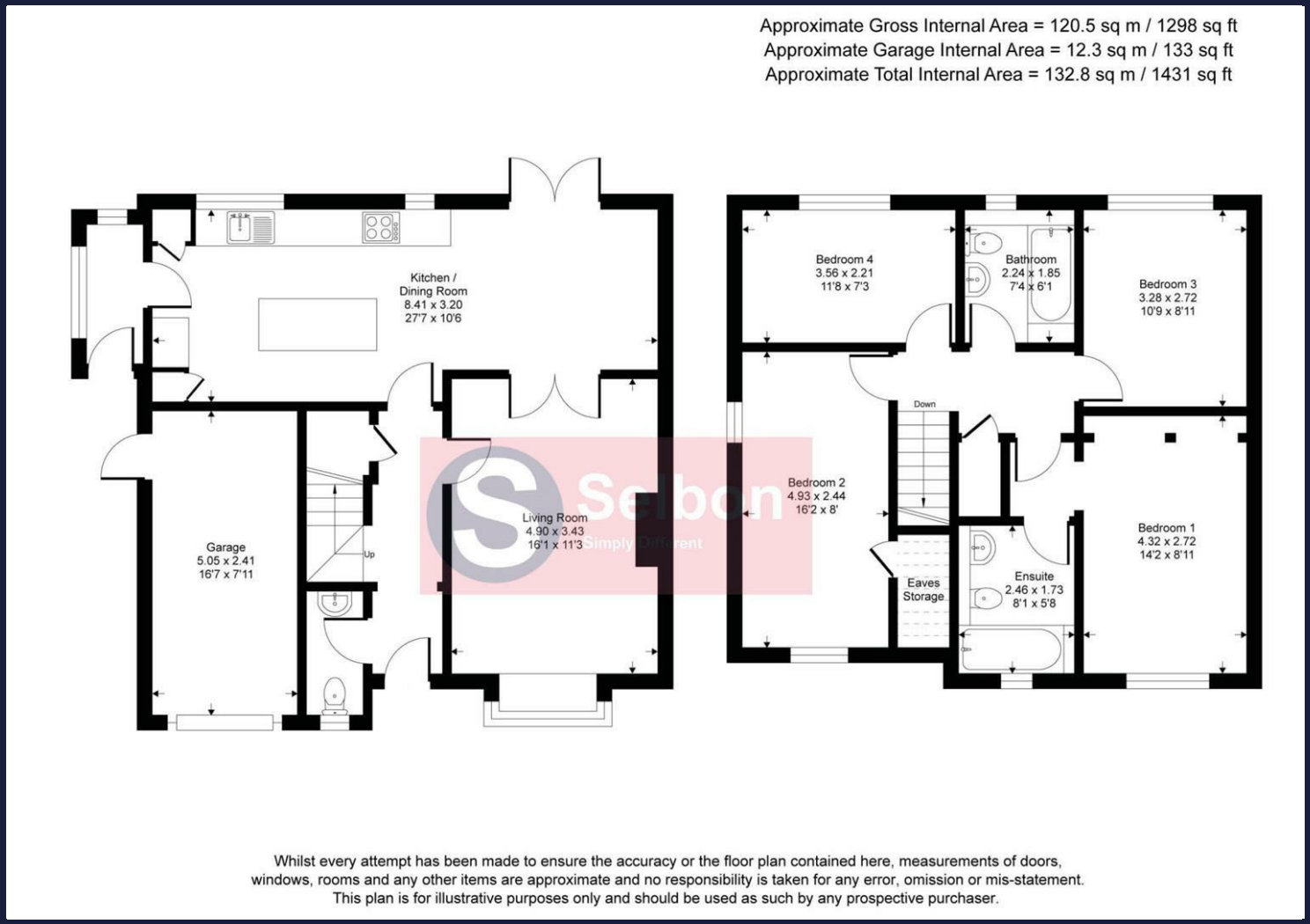








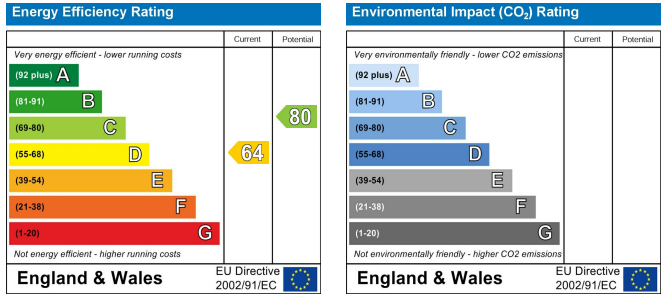
Floor Plans



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 Digital Markets, Competition and Consumers Act 2024 (DMCC Act). 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