Elvetham Road

Fleet

McCarthy Holden

Elvetham Road

Fleet

Constructed 7 years ago, this spacious family home offers over 4,000 sq ft in Fleet's Blue Triangle area. Bespoke Lewis Alderson kitchen, master suite with balcony, electric gates, extensive patio.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Close to Fleet Mainline Railway Station
- High Specification Detached Family Home
- Double Garage & Driveway
- Close to Fleet Town Centre
- Three Reception Rooms
- Blue Triangle

McCarthy Holden

Constructed 7 years ago to a high specification, this spacious family home offers accommodation in excess of 4,000 sq ft. The property is situated in a prime position within the Blue Triangle where Fleet high street and Fleet main line train station are within a short distance.

The property is entered via a spacious entrance hall which features a stunning oak staircase and provides access to the cloakroom and all principal ground floor rooms incorporating: double aspect sitting room featuring a Stovax free-standing, wood burning stove, a striking coffered ceiling, and access to the rear garden via French style doors; formal dining room with coffered ceiling and walk-in bay window, and a separate study, ideal for homeworking.

The bespoke Lewis Alderson Designer kitchen/breakfast room has been thoughtfully designed and comprises an array of Farrow and Ball hand painted kitchen units, including a breakfast cupboard with power sockets, and an expanse of work surfaces, which are complimented by high quality appliances including a Falcon Duel Fuel range cooker, a Quooker instant hot tap, a Miele inbuilt microwave, a Miele dishwasher and a Liebherr Fridge and Freezer. Bi-fold doors provide access to the rear garden. A further door provides access to the utility room, with built-in larder cupboard, and further access to the garage.
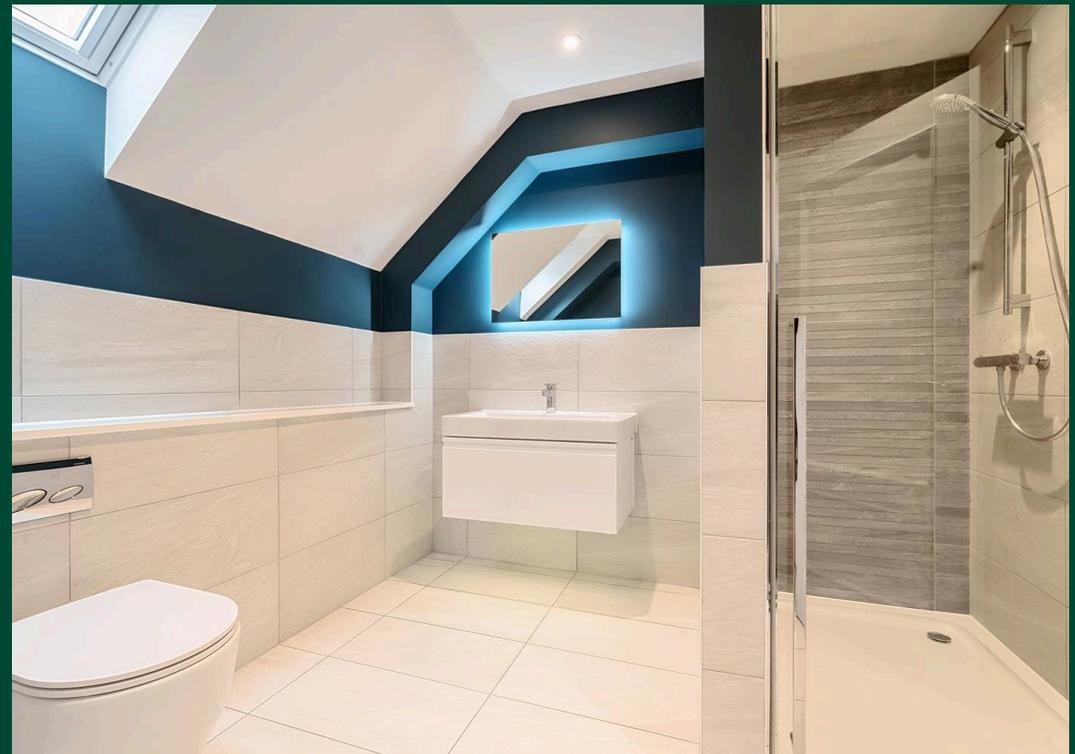
To the first floor is the master bedroom suite featuring two separate dressing rooms, a four-piece en suite Laufen and Roca bathroom, and a balcony. There are three further spacious bedrooms to the first floor, all featuring Laufen and Roca en-suites. Stairs to the second floor provide access to two further rooms which are currently used as a family room and games room, and there is also a Laaufen and Roca bathroom.

Externally, the property is approached via electric gates giving access to the driveway which provides parking for several vehicles, and the double garage.

There is an expansive patio area immediately to the rear of the home, ideal for al-fresco entertaining, with the remainder being laid to lawn, with a variety of plant and shrub boarders. An added feature is a hot water shower installed outside the back door, perfect for hosing down muddy dogs after a long walk around the nearby Fleet Pond.
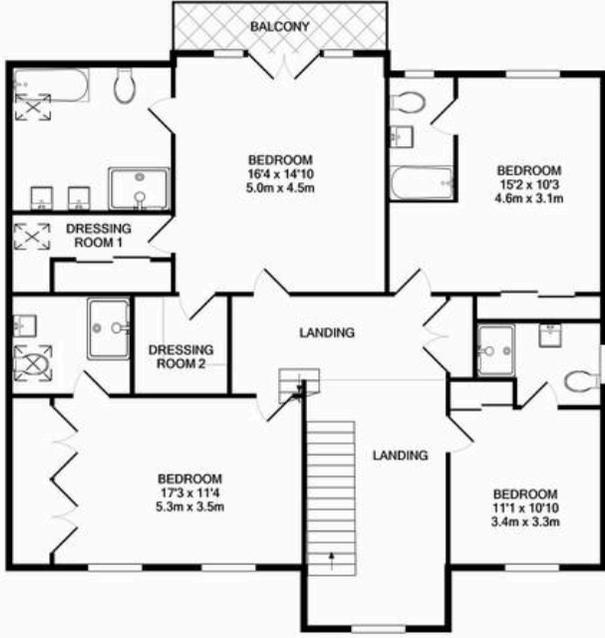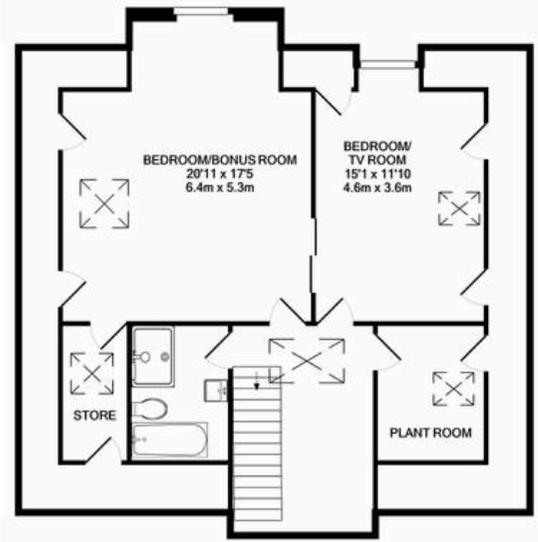
GROUND FLOOR

KITCHEN/FAMILY ROOM
26' x 20'1
7.9m x 6.1m

SITTING ROOM
16'4 x 15'2
5.0m x 4.6m

UTILITY ROOM

LARDER

DINING ROOM
14'1 x 12'4
4.3m x 3.8m

GARAGE
20'3 x 17'3
6.2m x 5.3m

STUDY
11'1 x 6'4
3.4m x 1.9m

1ST FLOOR

BALCONY

BEDROOM
16'4 x 14'10
5.0m x 4.5m

BEDROOM
15'2 x 10'3
4.6m x 3.1m

DRESSING ROOM 1

DRESSING ROOM 2

LANDING

LANDING

BEDROOM
17'3 x 11'4
5.3m x 3.5m

BEDROOM
11'1 x 10'10
3.4m x 3.3m

2ND FLOOR

BEDROOM/BONUS ROOM
20'11 x 17'5
6.4m x 5.3m

BEDROOM/TV ROOM
15'1 x 11'10
4.6m x 3.6m

STORE

PLANT ROOM

TOTAL APPROX. FLOOR AREA 4259 SQ.FT. (395.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road – GU51 4PA

01252 620640 • fleet@mccarthyholden.co.uk • www.mccarthyholden.co.uk/