

Selbon
Simply Different

Waverley Avenue, Fleet,
Hampshire, GU51 4NN

Offers over £1,700,000

4 2 5 E

01252 979300
Selbonproperty.co.uk

- Substantial Detached Family House
- Four Bedrooms
- Clive Christian Kitchen/Breakfast Room
- En-Suite & Family Bathroom
- Sweeping Carriage In & Out Driveway
- Built By Renowned Builder Pool & Son
- Five Reception Rooms
- Utility Room & Cloakroom
- Plot Measuring In Excess of 0.6 of an Acre
- Blue Triangle Location

Selbon Estate Agents are delighted to offer to the market this substantial detached family home built by renowned builder Pool and Son, ideally located in one of Fleet's premier roads within the Blue Triangle.

Occupying a mature plot measuring in excess of 0.6 of an acre with around 3500 Sq.Ft. of accommodation over two floors. The location is excellent for commuters as the property is located around half a mile from both Fleet mainline station and Fleet town centre.

The principle ground floor accommodation includes an impressive entrance hallway, five reception rooms, 20ft. kitchen opening to a breakfast room, utility room and a cloakroom. The thoughtful layout creates an ideal balance for both entertaining and modern family life.

Of particular note is the Clive Christian kitchen with a range of bespoke cabinets and French doors to the rear garden. The kitchen opens to an orangery (breakfast room) also with doors to the rear garden.

To the first floor are four well-proportioned bedrooms, including a generous principal suite with sizeable en-suite bathroom, alongside a stylish family bathroom serving the remaining bedrooms.

Externally the property sits centrally on this beautiful mature plot. The rear garden is predominately laid to lawn with mature shrub and tree borders, offering a high degree of privacy and seclusion. Immediately to the rear of the property is a vast patio area ideal for entertaining.

To the front the approach offers a sweeping carriage in and out driveway which provides ample off-street parking. The property further benefits from additional outbuildings, a garage and electric charge point to the front.

Location:
Fleet is situated in the northeast corner of Hampshire, close to the Surrey and Berkshire borders. The town offers excellent transport links to London and the south coast via its mainline rail service which is around 1.5 miles distant from the property. Road links are also within easy reach including junction 4a of the M3 motorway and the A30. Fleet town centre is within a mile from the property with an array of shops, bars and restaurants.

For those who like the outdoors, there is easy access to walking, running and cycling routes, including the Basingstoke Canal, Fleet Pond & Nature Reserve and Caesers Camp to name a few. The town offers an excellent choice of respected schools from both the state and independent sectors. Heathrow Airport is around 24 miles distance from the property and Gatwick around 50 miles. Farnborough Airport and Blackbushe airport are both within 5 miles distance of the property.

Agent Note:
Purchaser Identification Check:

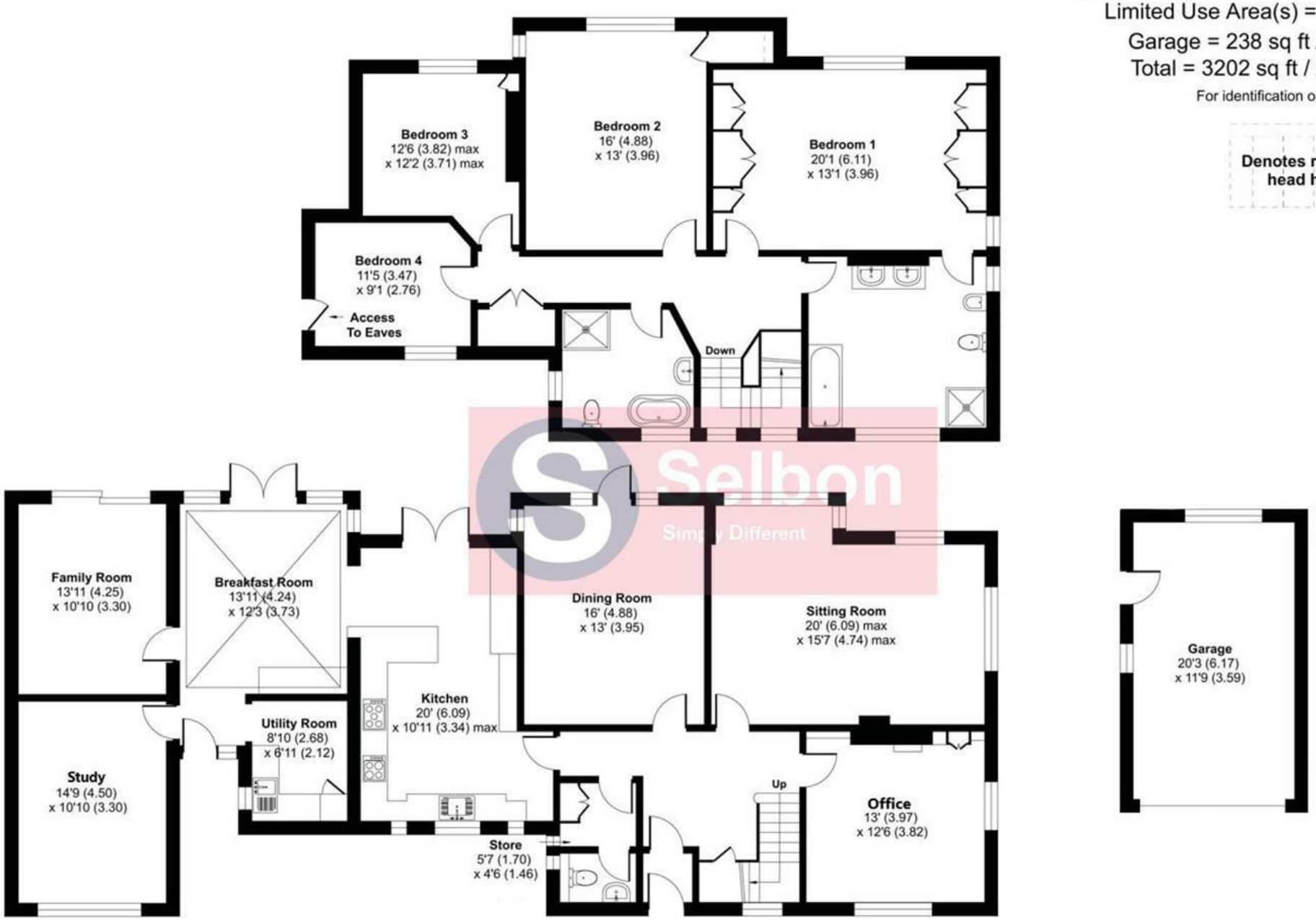
Should a purchaser(s) have an offer accepted on a property marketed by Selbon Estate Agents, they will be required to undertake an online identification check. This check is carried out to ensure compliance with our obligations under the Anti-Money Laundering Regulations and is a legal requirement. We use a specialist third-party service to securely verify your identity. The cost of the identification check is £25 + VAT (£30 Inclusive of VAT) per purchaser. This fee is payable once an offer has been accepted and prior to the issue of the Memorandum of Sale. Please note that this charge is non-refundable, however, should you purchase another property via Selbon, there won't be a requirement to complete the process again.

Photography & Presentation:

As part of our commitment to presenting each property to the highest standard, selected images may have been digitally enhanced or refined using AI. These enhancements are intended to complement the visual presentation and may not represent the property exactly as it appears in person.

Approximate Area = 2963 sq ft / 275.2 sq m
Limited Use Area(s) = 1 sq ft / 0.1 sq m
Garage = 238 sq ft / 22.1 sq m
Total = 3202 sq ft / 297.4 sq m
For identification only - Not to scale

Denotes restricted head height



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.








P&M




P&M

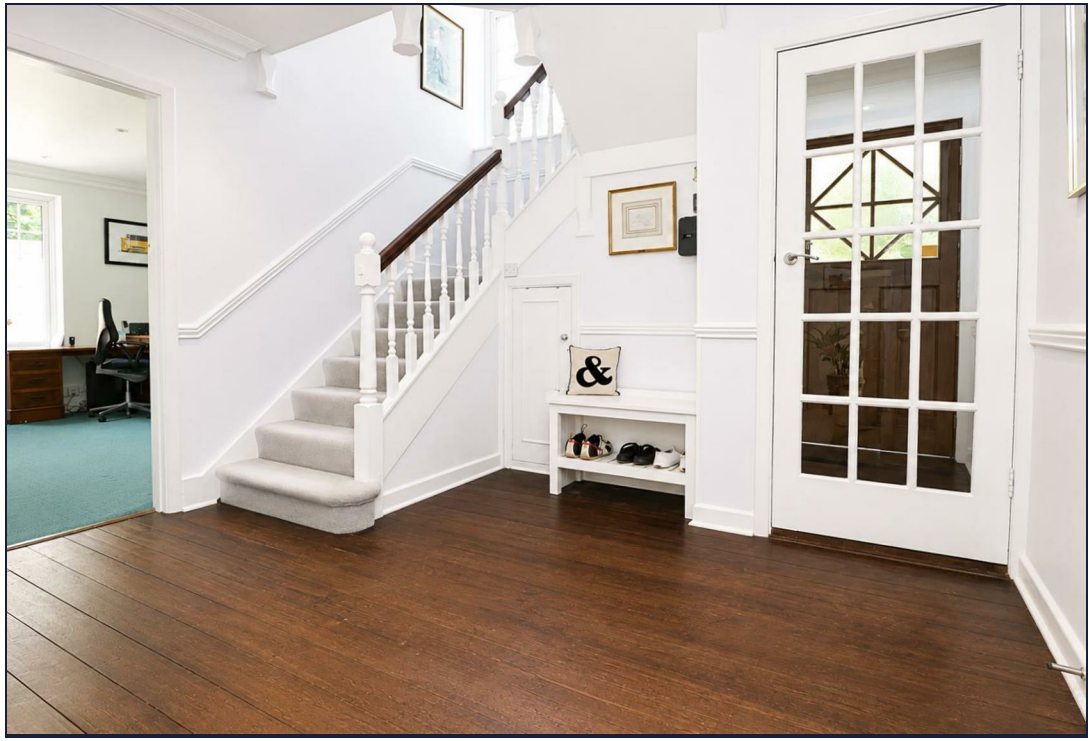








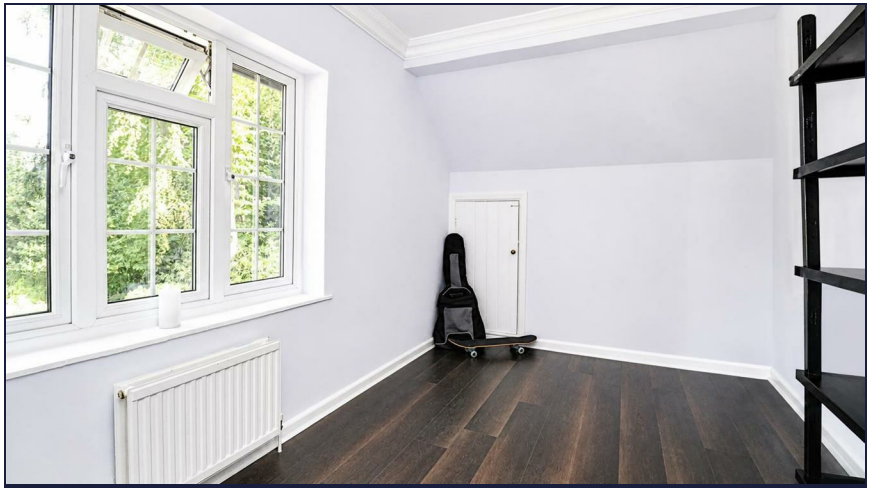


















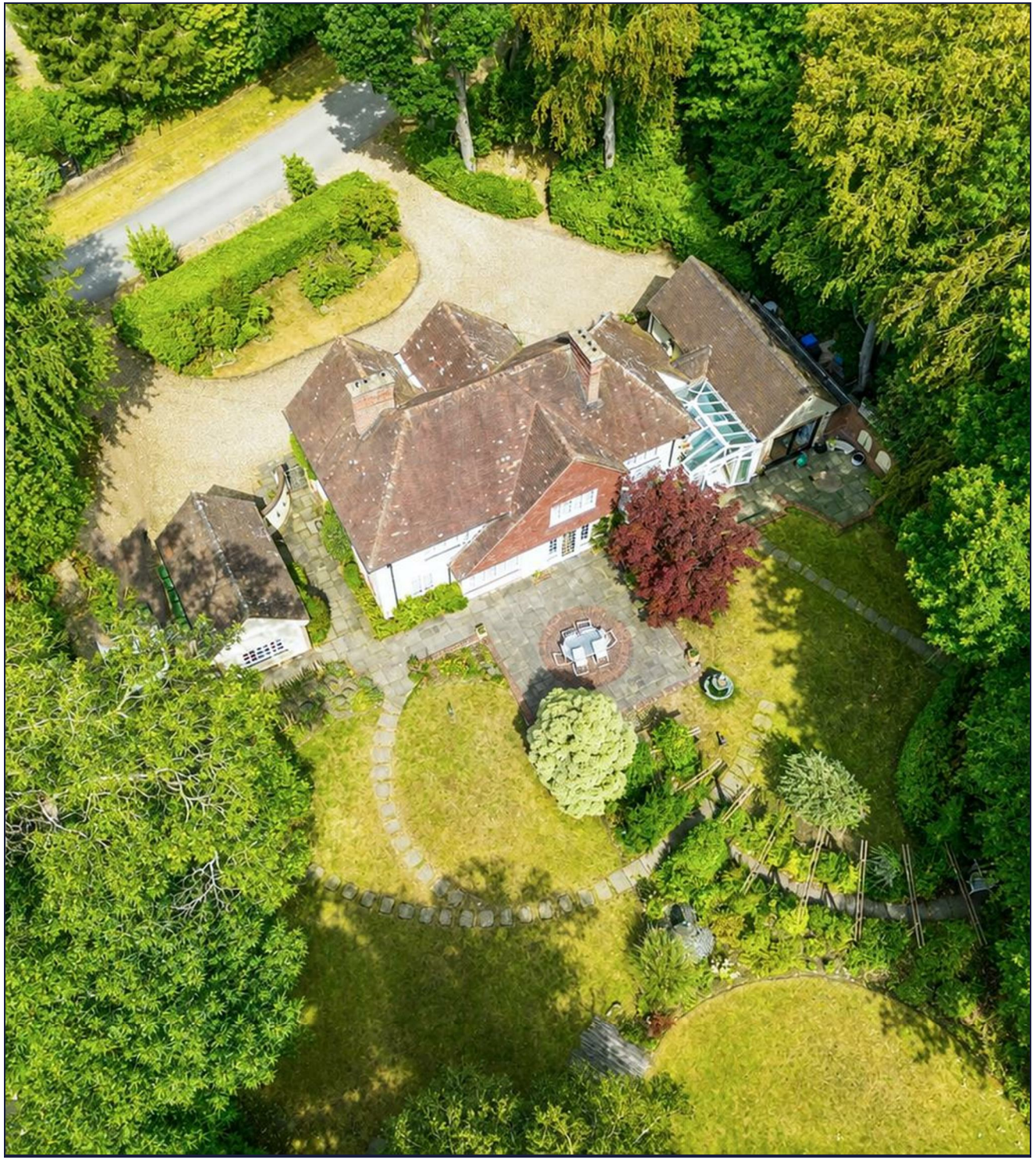













Waverley Avenue
Knoll Road



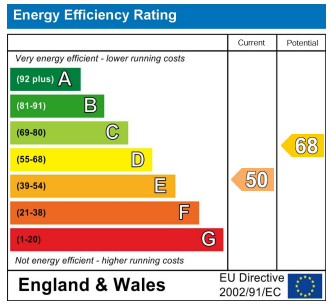


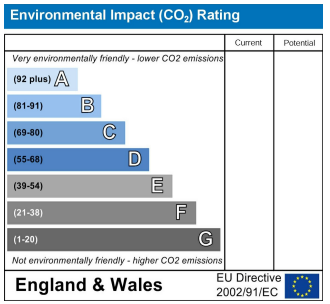


Area Map



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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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