



**Selbon**

Residential sales & lettings

Winchcombe Close, Fleet,  
Hampshire, GU51 3RQ

Guide price £700,000 Freehold



**01252 979300**

Selbonproperty.co.uk

- No Onward Chain
- Finished to a High Standard
- Ample Driveway Parking
- Enclosed Rear Garden
- Refitted Kitchen
- Cul-De-Sac Location
- Garage
- Three Reception Rooms
- Two Refitted Bathrooms
- Close to Fleet Town Centre & Local Schools

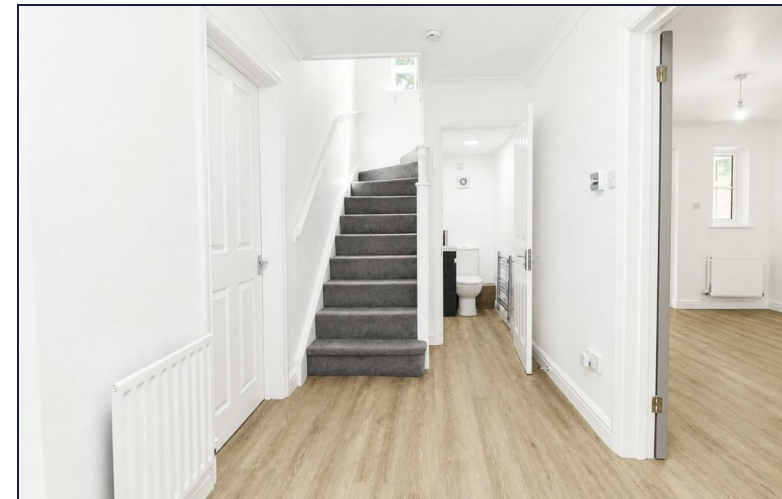
Selbon Estate Agents are delighted to offer to the market this beautifully refurbished four-bedroom detached family home which is situated within a sought after cul-de-sac location within Fleet. Offering spacious and flexible accommodation throughout this property benefits from three reception rooms, a refitted kitchen, ample driveway parking and no onward chain.

Accommodation comprises of a generous entrance hall which sets the scene for exploring this property. The light and airy 25ft lounge/dining room offers a feature fireplace and direct access into the orangery. The spacious 15ft orangery offers valuated ceilings and views with access to the rear garden. The kitchen has been refitted to a high standard and offers a range of units, work surfacing, integrated appliances, additional appliance space and wonderful views with access to the rear garden. The ground floor accommodation is finished with study/dining room and a refitted downstairs W.C.

On the first floor the property offers four bedrooms with the main bedroom benefiting from built in wardrobes and an refitted en-suite shower room. The first-floor accommodation is finished with the refitted family bathroom which offers a toilet, sink and bath with shower overhead.

Outside the charming, enclosed garden is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. At the rear of the property, you will find a spacious patio area which is ideal for al fresco dining. At the front of the property, you have ample driveway parking leading to the garage.

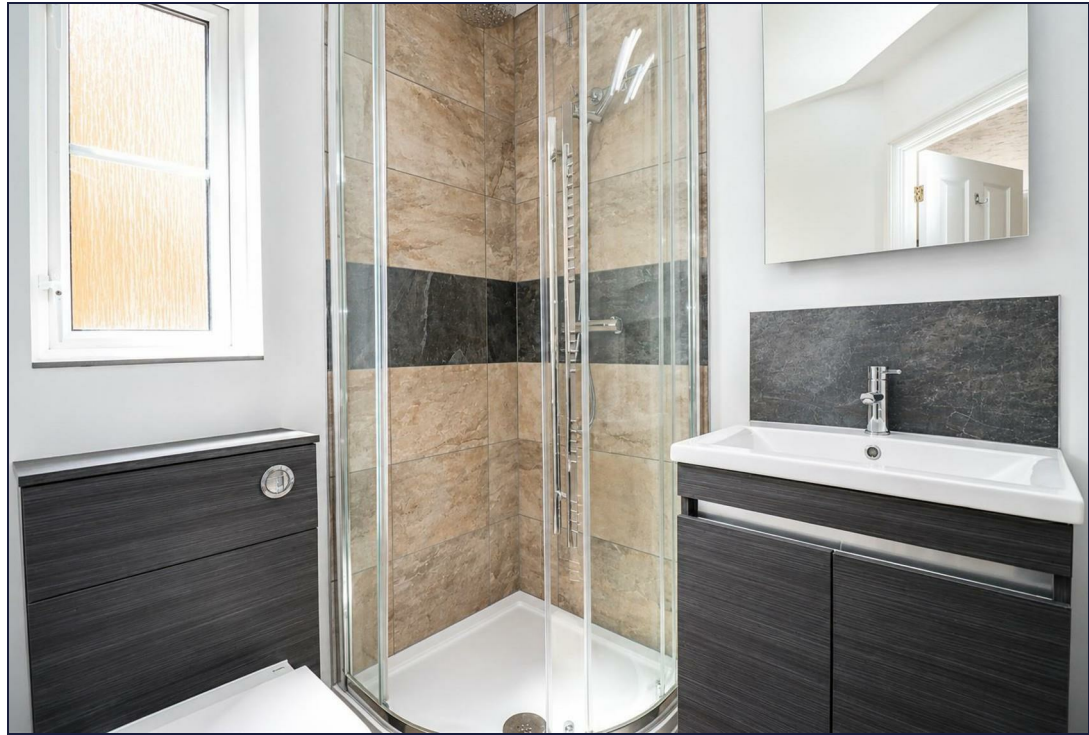
Ideally situated within close proximity of Fleet High Street and Oakley Park, the property offers convenient access to a wide range of shops, cafés, restaurants, excellent schools, and transport links, making it an ideal choice for growing families.





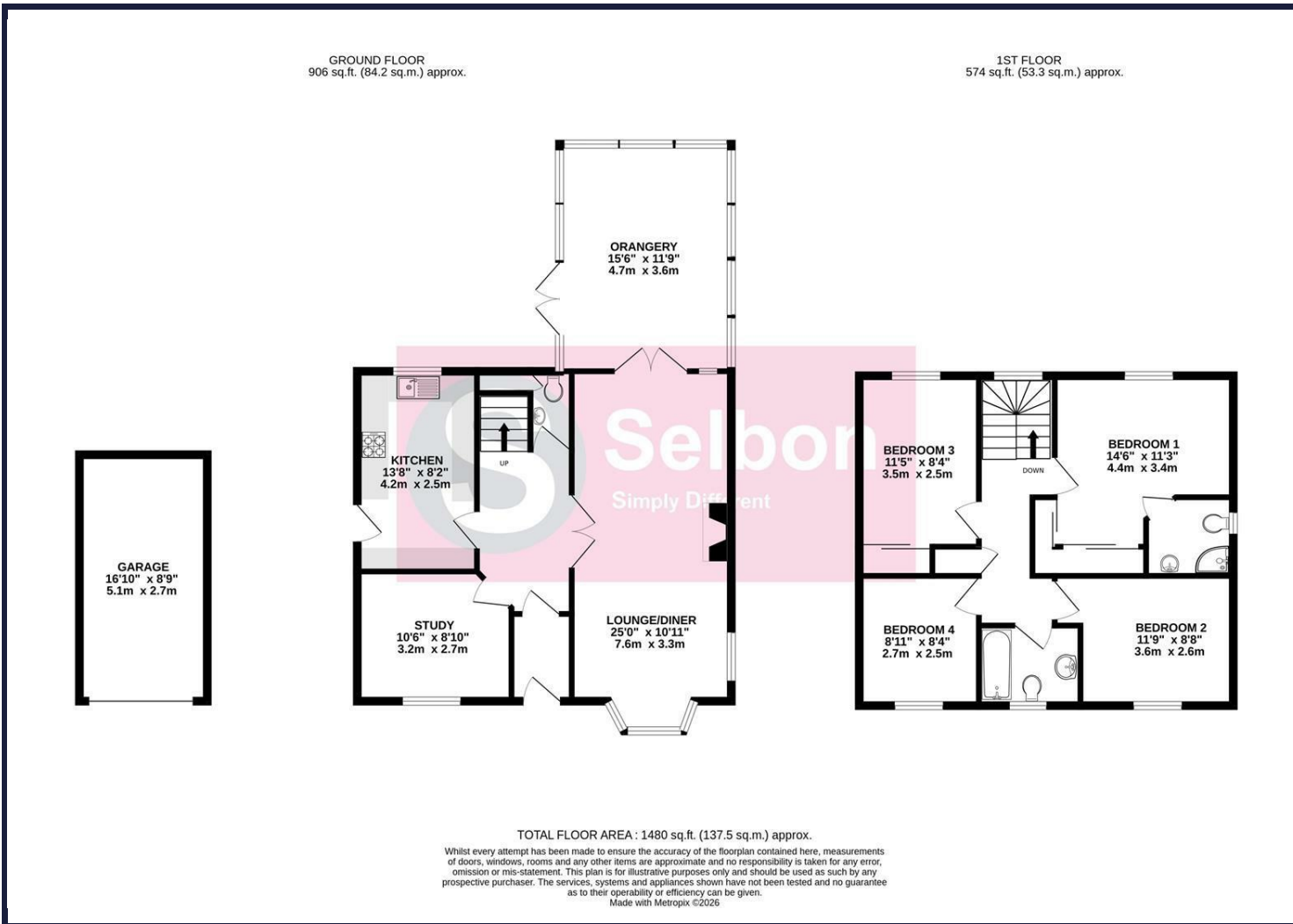




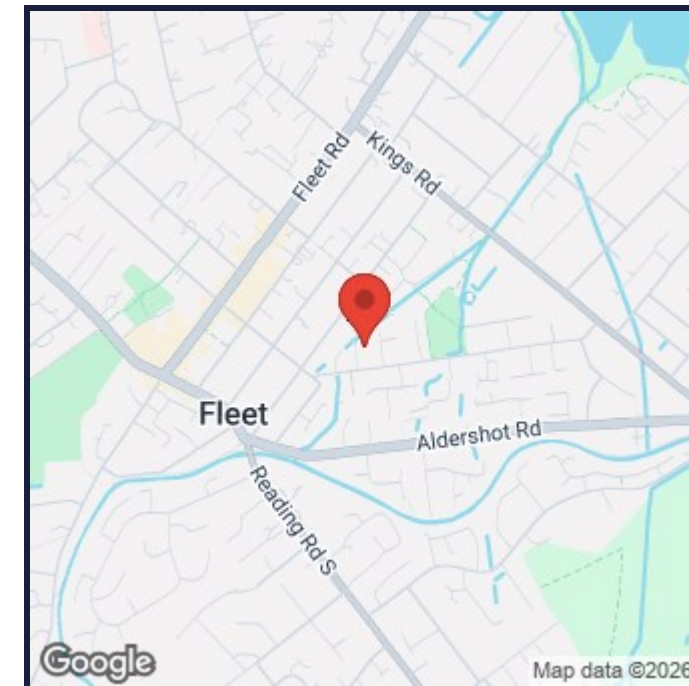




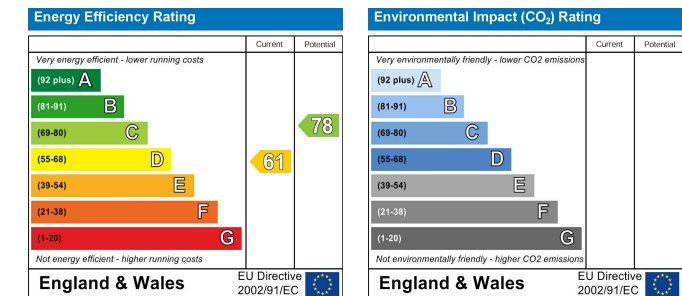
## Floor Plans



## 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

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## Council Tax Band: F

### Selbon Property Services Ltd

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