Selbon
Residential sales & lettings

Willowbourne, Fleet,
Hampshire, GU51 5AB

Offers over £750,000 Freehold

4 2 2 C

01252 979300
Selbonproperty.co.uk

- Modern Detached Family Home
- Bay Fronted Living Room
- Principle Bedroom With Dressing Area & En-Suite
- Underfloor Heating, Radiators, & Double Glazing
- Landscaped Rear Garden
- Entrance Hall & Cloakroom
- Open Plan Kitchen/Dining/Family Room
- Three Further Bedrooms & Family Bathroom
- Driveway Parking & Garage
- Close to 82 Acre Nature Reserve

Selbon Estate Agents are delighted to offer this superb executive family home to the market, built by Messrs Berkeley Homes to their 'Morris' design, situated on the ever popular Edenbrook development, in Fleet.

This impressive home, is finished to a very high specificationand is offered for sale in excellent condition throughout, making it ideal for a growing family or for those looking to retire and downsize.

The canopied entrance has a front door to the bright and airy entrance hall, which in turn has an Oak & Glass staircase leading to the first floor landing, an understairs storage cupboard, as well as doors, leading to the downstairs cloakroom with a utility cupboard, the bay fronted living room and the contemporary kitchen/dining/family room.

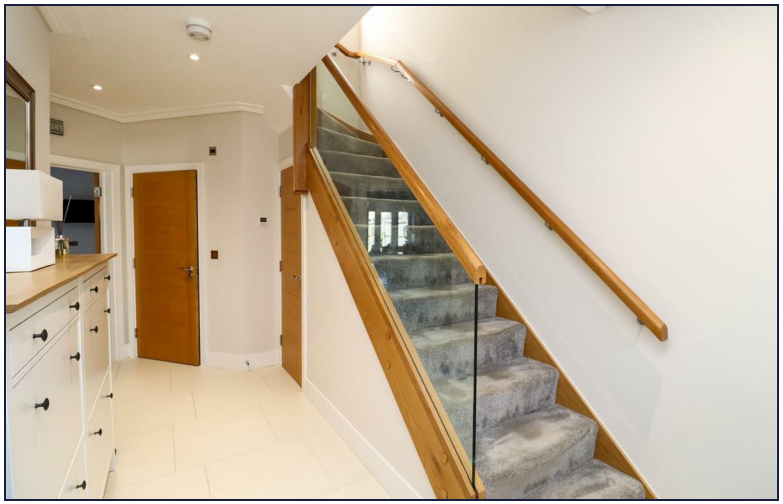
The bright 20ft. living room is bay fronted and boasts a feature stone fireplace with a gas fire, the centre piece of the home is the 23ft. kitchen/dining/family room with three defined areas incorporating a luxury fitted kitchen with AEG appliances, space for dining room table and chairs as well as a snug style living area, there are French doors leading to the rear garden.

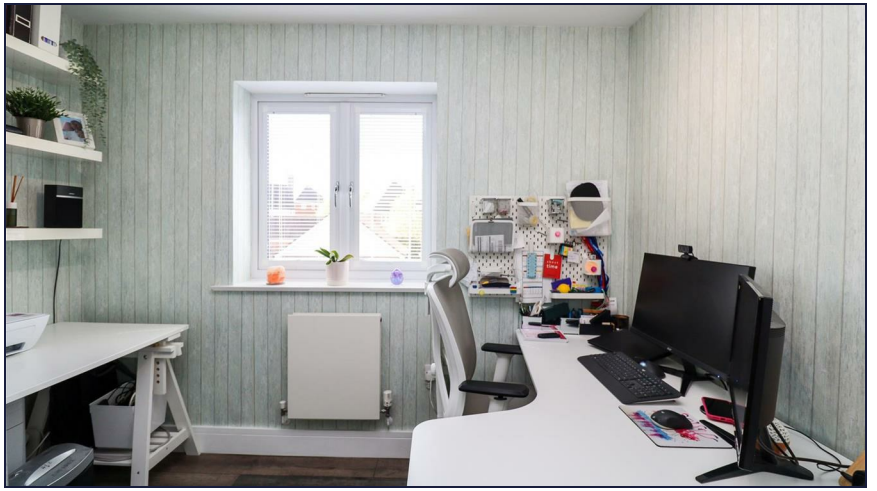
The first floor landing has access to the loft space, there is an airing cupboard, as well as doors to the four bedrooms and the well-appointed family bathroom. The principle bedroom enjoys a dressing area with built-in wardrobes, a well-appointed four piece en-suite and French doors leading to a balcony. There are two further double bedrooms and a good size single room.

Externally the mature rear garden is predominately laid to artificial lawn with an array of planting. Immediately to the rear of the property is a patio area ideal for entertaining.

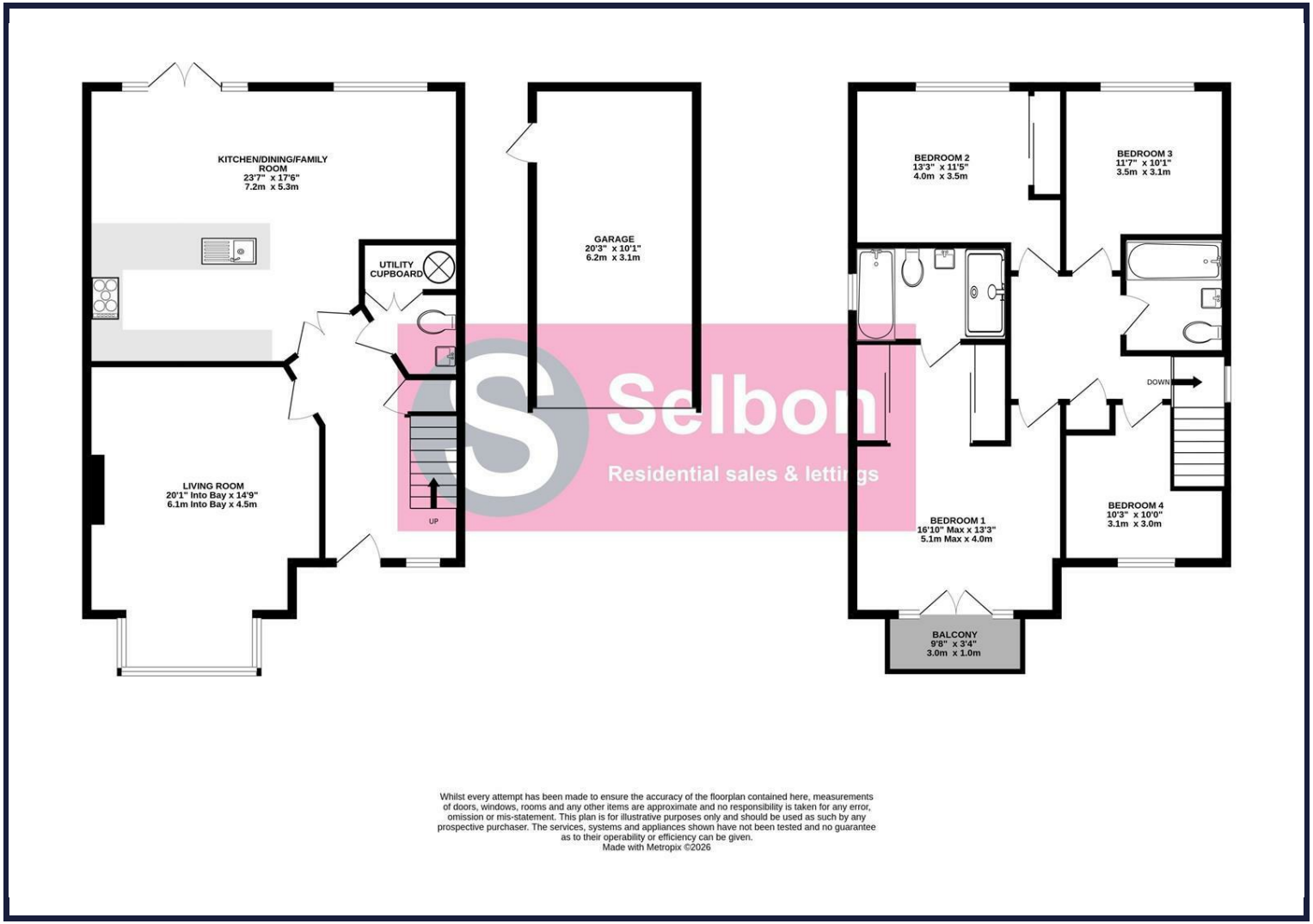
Further benefits include under floor heating to the ground floor, radiator heating to the first floor, double glazed windows, a 20ft garage and driveway parking.

The current development charge is approx. £747.65 PA and there is access close by to the 82 acre Edenbrook nature reserve.



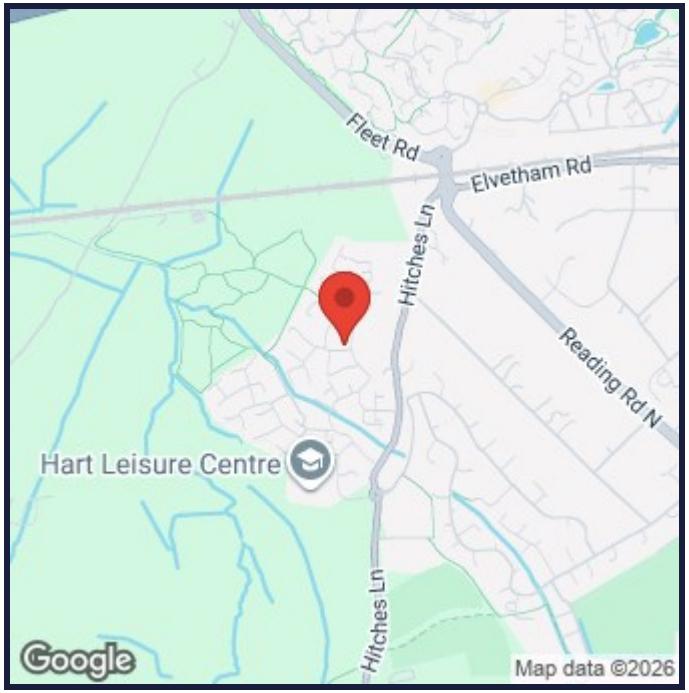


Floor Plans

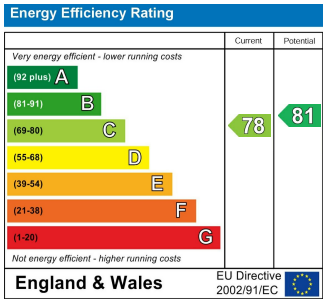


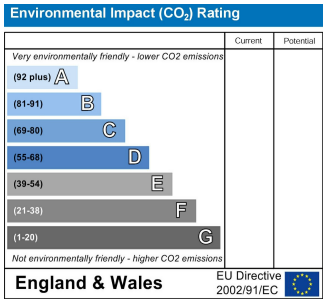
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2026

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: F

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.

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