



Selbon

Residential sales & lettings

Priors Keep, Fleet,
Hampshire, GU52 7LB
Offers over £800,000 Freehold

 4  2  3  B

01252 979300
Selbonproperty.co.uk

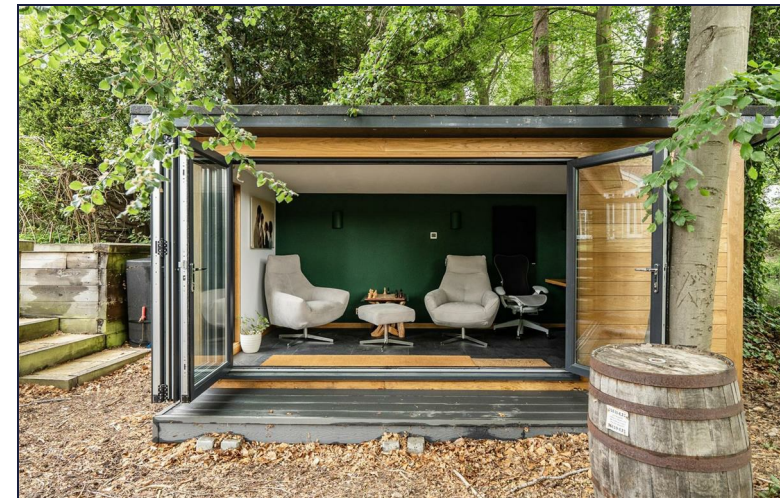
- Sought After Location
- Spacious and Flexible Accommodation
- 37ft Garage
- Cul-De-Sac Location
- Outdoor Home Office
- Backing on Basingstoke Canal with Access
- Ample Driveway Parking
- Solar Panels
- Finished to a High Standard
- Close Proximity of Local School

Selbon Estate Agents are delighted to bring to the market this four-bedroom detached family home which is situated within a sought-after cul-de-sac location within Fleet. Benefits to this property include a 20ft kitchen/dining room, two reception rooms, ample driveway parking with a 37ft garage, solar panels and a truly picturesque setting backing directly onto the Basingstoke Canal.

The accommodation on the ground floor offers a light and airy entrance hall that gives access to the ground floor accommodation. The 20ft living room, offers spacious accommodation and a feature woodburning stove. Within the living room, access to the rear garden is found through a set of French doors. The kitchen/breakfast room has been finished to a high standard and offers a range of units, a breakfast bar, work surfacing, integrated appliances and additional appliance space. Off the kitchen, you have useful utility room and access to the spacious garage. The ground floor accommodation is finished with the study and downstairs W.C.

The modern oak and glass staircase leads to the first floor, which offers four bedrooms. The main bedroom offers a wonderful refitted en-suite shower room. The first-floor accommodation is finished with the family bathroom which offers a toilet, sink and bath with shower overhead.

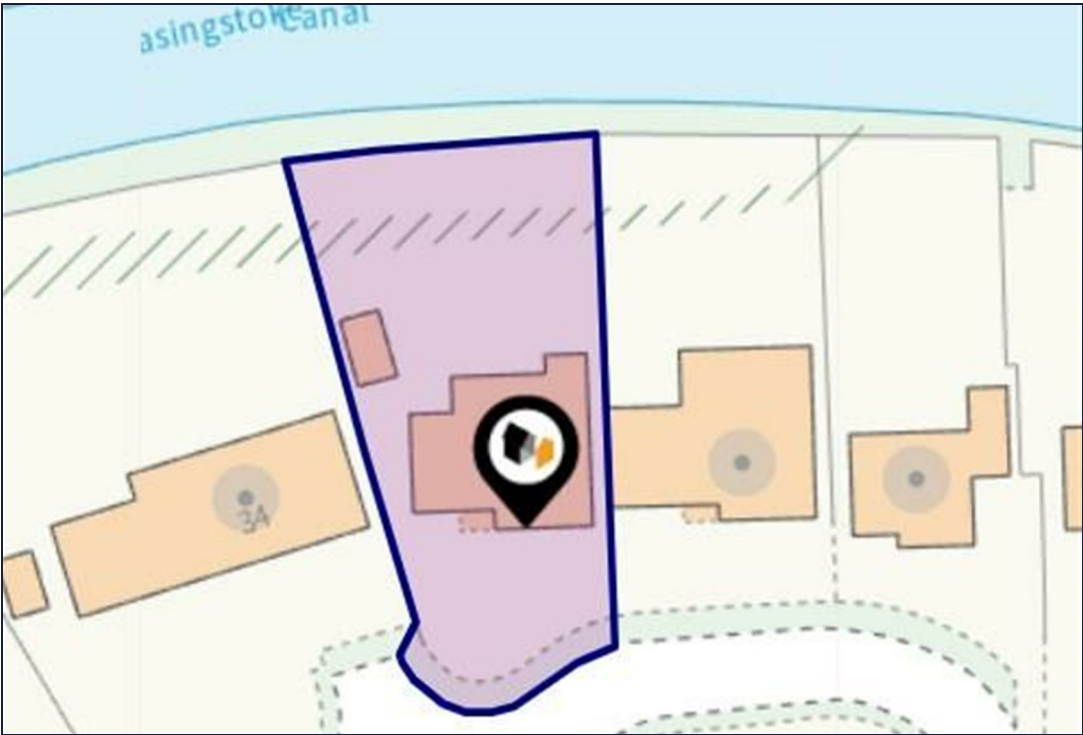
Outside the charming, enclosed garden is mainly laid to lawn with well-established flowers, shrub beds and trees. At the rear of the property, you will find a spacious patio area which is ideal for al fresco dining. The garden benefits from several outbuildings including a fantastic home office, ideal for remote working, hobbies or a garden room. The home office offers stunning views across the canal and surrounding greenery. At the bottom of the garden a decked area gives wonderful views of the canal and the garden which offers a perfect space for relaxing, entertaining or enjoying the changing seasons. At the front of the property you have ample driveway parking.





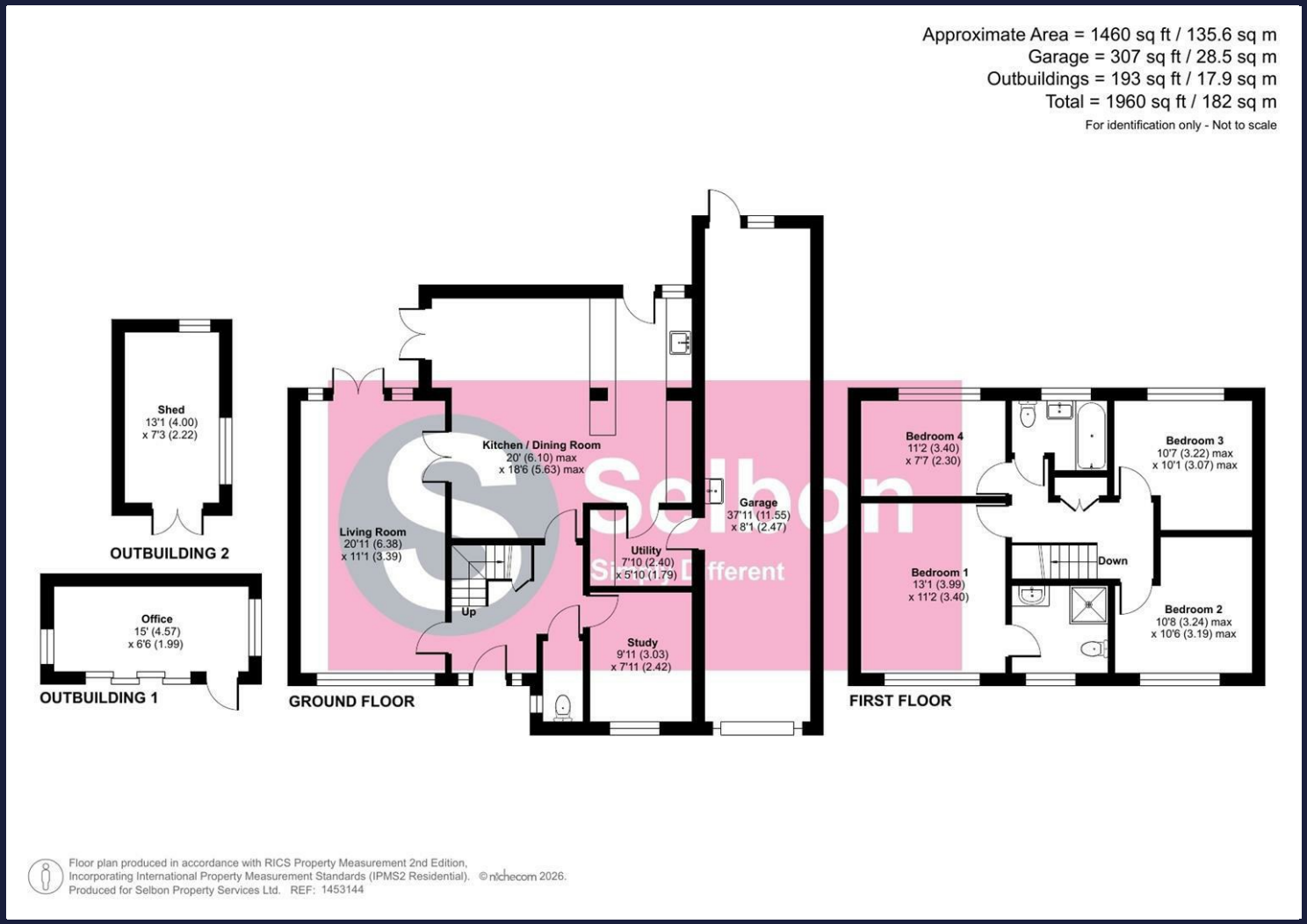








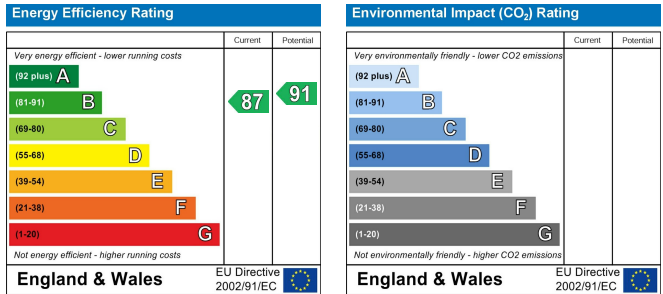
Floor Plans



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