



39 Willowbourne, Fleet

Fleet

McCarthy
Holden

Guide Price £875,000



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Fleet

No onward chain. Five-bedroom detached home on Edenbrook development with modern, versatile living, landscaped garden, double garage, and views over conservation area. Close to schools and parks. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

Development Charge £860.00 per annum

- No Onward Chain
- Detached Double Garage + Parking for Multiple Vehicles
- Close to Local Schools
- Five Bedrooms, Four Bathrooms
- Close to Country Park
- High Specification Kitchen & Bathrooms



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Property

Offered to the market with no onward chain and built to a high specification this well-presented five-bedroom detached family home is arranged over three floors and was formerly the development's show home. Situated within the popular Edenbrook development, the property enjoys an elevated position overlooking a nearby conservation area. Designed with modern family living in mind, it offers spacious and versatile accommodation throughout.

Ground Floor

The entrance hall leads to a range of well-proportioned living spaces, including a spacious open-plan kitchen and family room with a vaulted ceiling, Velux windows, integrated appliances, and French doors opening onto the rear garden. There is also a dual-aspect living room, a separate study ideal for home working, a utility room, and a downstairs cloakroom.

First & Second Floors

The principal bedroom is located on the first floor and benefits from a dressing room, en-suite bathroom with a freestanding bath, and access to a private balcony overlooking the surrounding green space. Two further double bedrooms are found on this floor, one with an en-suite shower room, along with the family bathroom. The second floor provides a double bedroom with en-suite, offering flexible accommodation for family members or guests.

Outside

To the rear, the landscaped garden, comprising different zones, - perfect for hosting or relaxing. The property also benefits from a private driveway leading to a detached double garage, also benefiting with two additional parking spaces at the front of the house using permeable construction. With the change of use being approved by the local authority. Conveniently located, the home is within easy reach of Fleet's town centre, well-regarded schools, and the 82-acre Edenbrook Country Park, offering a range of walking routes and open green spaces.

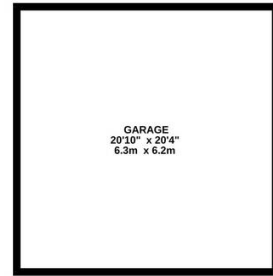
Location

The property is ideally situated within easy reach of Fleet's well-regarded local schooling and comprehensive town centre amenities. Outstanding outdoor recreation is quite literally on your doorstep, with the expansive, circa 82-acre Edenbrook Country Park located just a short stroll away.





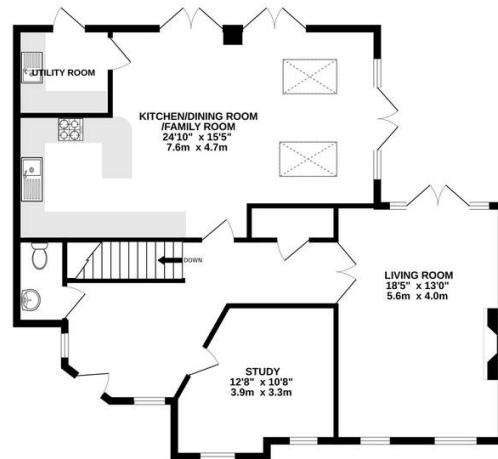
GARAGE



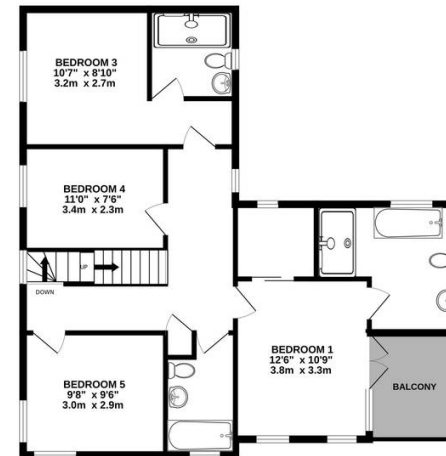
SECOND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



FIRST FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 2453sq.ft. (227.9 sq.m.) approx.

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.

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