



Selbon

Residential sales & lettings

Reading Road North, Fleet,
, GU51 4HP

Guide price £2,000,000 Freehold



01252 979300

Selbonproperty.co.uk

- Six Bedroom Detached Family Home
- 33ft. Drawing Room, Family Room & Dining Room
- Family Room, Dining Room & Gym/Hobbies Room
- Bedroom One With Dressing Room, En-Suite & Balcony
- Mature Plot Approaching One Acre
- Accommodation Approaching 6000 Sq.Ft.
- Re-Fitted Kitchen/Breakfast Room & Orangery
- 6 Bath/Shower Rooms & Cloakroom
- Potential Annexe Conversion
- In & Out Horseshoe Driveway & Double Garage

Selbon Estate Agents are delighted to offer to the market this substantial detached family home built circa: 1920 offering around 6,000 Sq.Ft. of accommodation, situated in the Blue Triangle area of Fleet.

The property occupies a mature plot approaching an acre and is accessed via an in and out horseshoe driveway, providing off-street parking for multiple vehicles.

The generous accommodation includes; hallway with feature fireplace, the 33ft. drawing room boasts an inglenook fireplace with AGA wood burning stove and triple aspect windows. Further reception rooms include a 20ft. family room, dining room, gym/hobbies room and a study.

The re-fitted kitchen/breakfast room comprises of a comprehensive range of eye and base level cabinets with Quartz worktops. Range of built-in appliances including: hob, double oven, and a dishwasher. The kitchen blends modern appliances and functionality with character features seamlessly and is complemented by a bright and airy orangery with lantern roof and garden views. In addition there is a utility room, downstairs shower room and a cloakroom.

There is also planning permission in place to add an indoor swimming pool (or other/alternative room) to the rear of the right side of the property. This area would also be ideal as an annexe and could be converted to a self-contained area as there is also a guest bedroom and en-suite shower room above the gym/hobbies room.

To the first floor there are five double bedrooms. The principle bedroom boasts a dressing room, en-suite four piece bathroom and access to the balcony with views over the rear garden. Bedroom 2 and 3 both feature en-suite shower rooms. Bedroom 4 and 5 are serviced by the family bathroom (with bedroom 4 having jack and jill access to the bathroom).

Externally the garden is predominately laid to lawn and surrounded by trees offering privacy and seclusion. There is a large patio surrounding the rear of the house offering ideal space for outdoor entertaining.











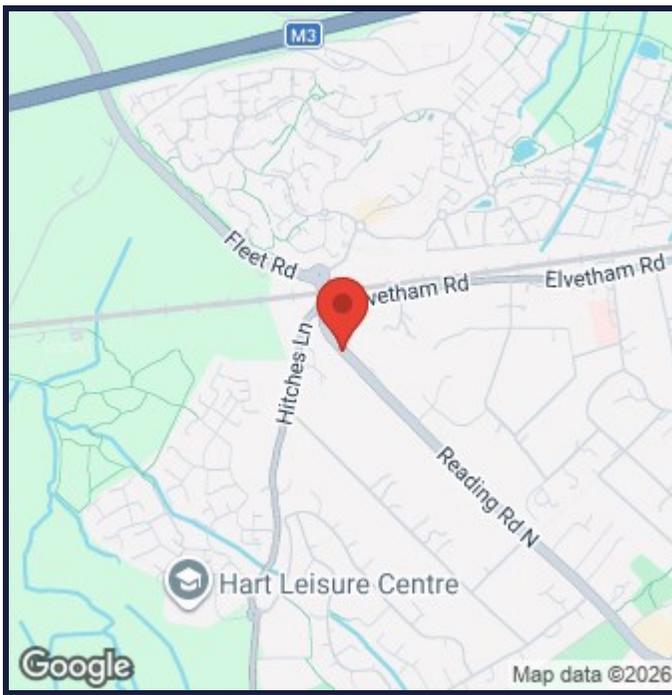
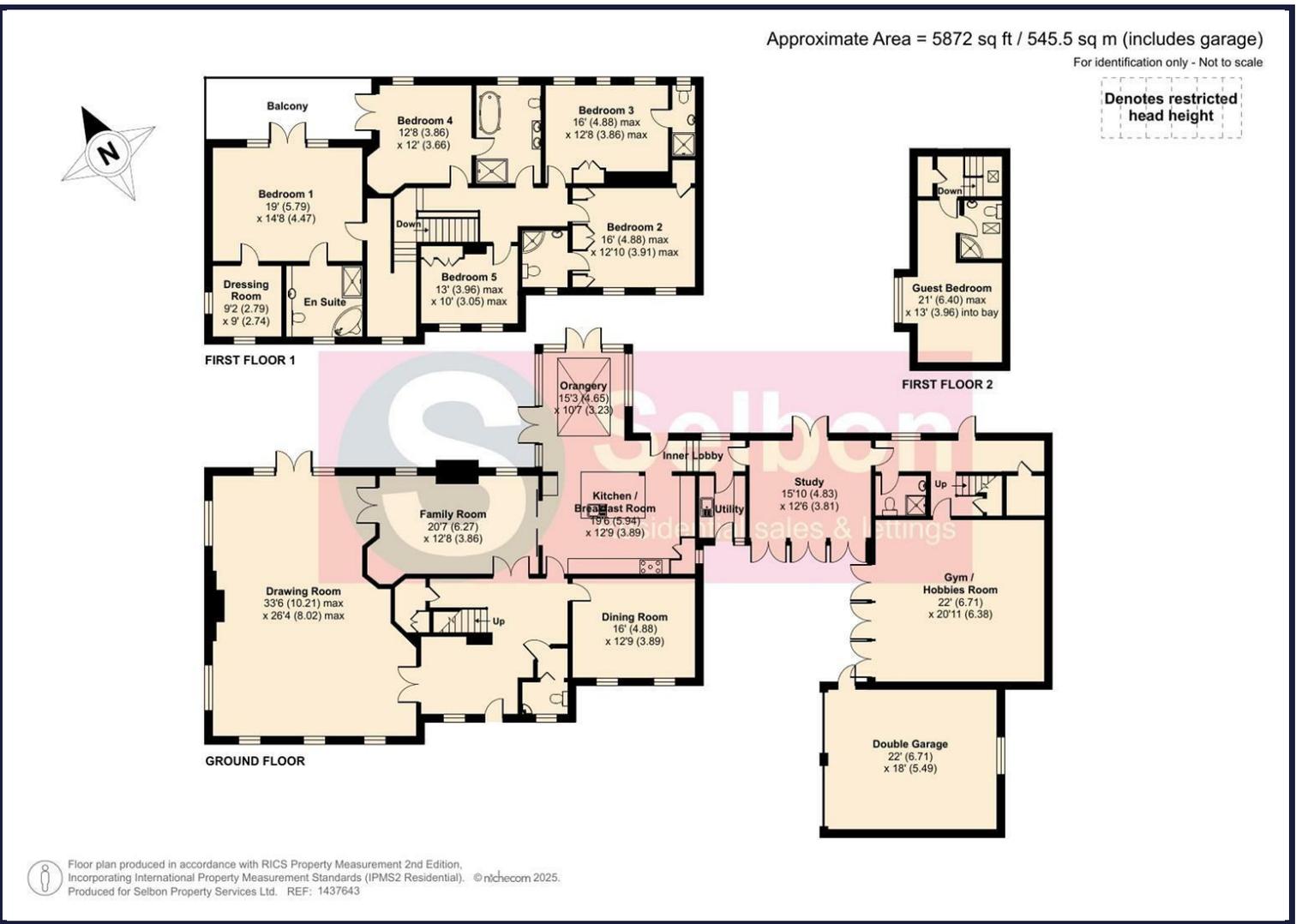




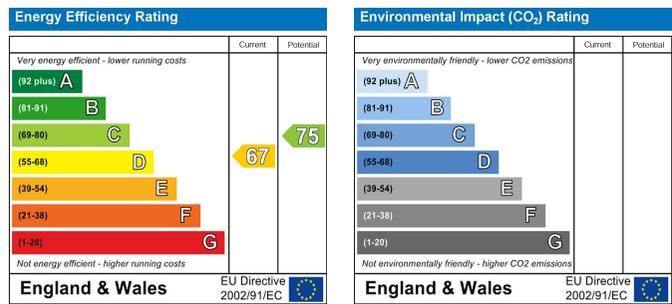


Floor Plans

Area Map



Energy Performance Graph



Viewing

Council Tax Band: G

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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