



**Selbon**

Residential sales & lettings

Saddleback Way, Fleet,  
Hampshire, GU51 2UR

Offers in excess of £700,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- Extended & Detached Family Home
- 23ft. Kitchen/Breakfast/Family Room
- Utility Room & Cloakroom
- Approx. 50ft. Mature Rear Garden
- Close to Local Amenities & Schools
- Five Bedrooms
- Living Room & Dining Room
- En-Suite & Family Bathroom
- Driveway Parking & Detached Double Garage
- Close to Fleet Train Station (Under 1 Mile)

Selbon Estate Agents are delighted to offer to the market this extended five bedroom detached family home, situated on the popular Ancells Farm development.

The property boasts over 1800Sq.Ft. of accommodation over two floors and is situated within close proximity to local amenities and Fleet train station.

The current school catchment areas include: Fleet Infant school, Velmead Junior School and Calthorpe Secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor. The principle accommodation includes; extended kitchen/breakfast/family room, living room, and a dining room. In addition there is also a utility room and a cloakroom.

Of particular note is the extended kitchen/breakfast/family room which measures 23ft. in length. The re-fitted kitchen comprises; eye and base level cupboard and drawer units with Range cooker and built-in dishwasher.

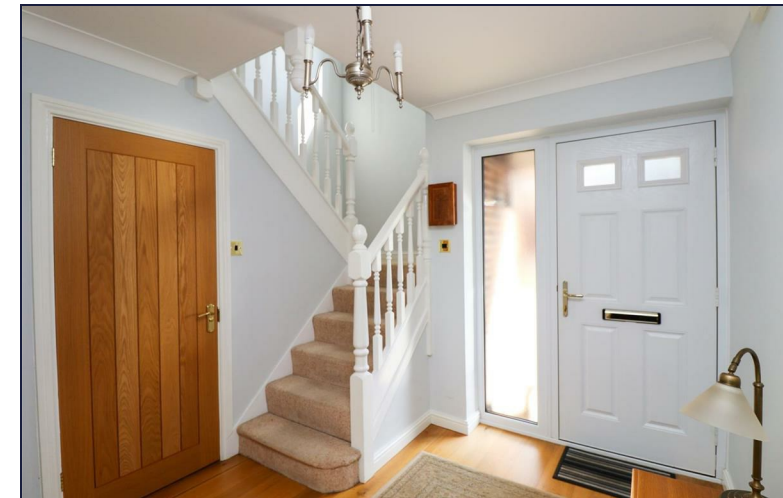
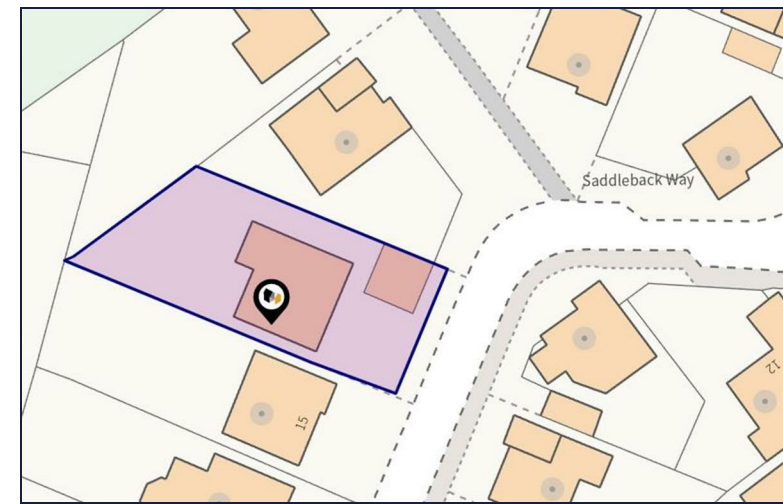
To the first floor are five bedrooms (bedroom 5 currently used as a study) and a family bathroom. Bedroom one also benefits from an en-suite shower room.

Externally the mature rear garden measures approximately 50ft. in length and tapers off to the left hand corner. The garden is predominately laid to lawn with an array of mature planting and shrubs. Immediately to the rear of the property is a patio area ideal for entertaining.

To the front is driveway parking, which leads to a detached double garage with electric doors.

Ancells Farm has a local parade of shops with a Tesco express and fish and chip shop, there is a pub, cafe, community centre, play group and bus stops.

Fleet town centre with an array of shops, bars and restaurants, mainline station (Waterloo line), Fleet pond and a nature reserve, which offer excellent walking running and cycling routes are all within a short drive but can also be reached on foot. The M3, A30 and A3, all offer excellent road links to London, other major towns and villages.





























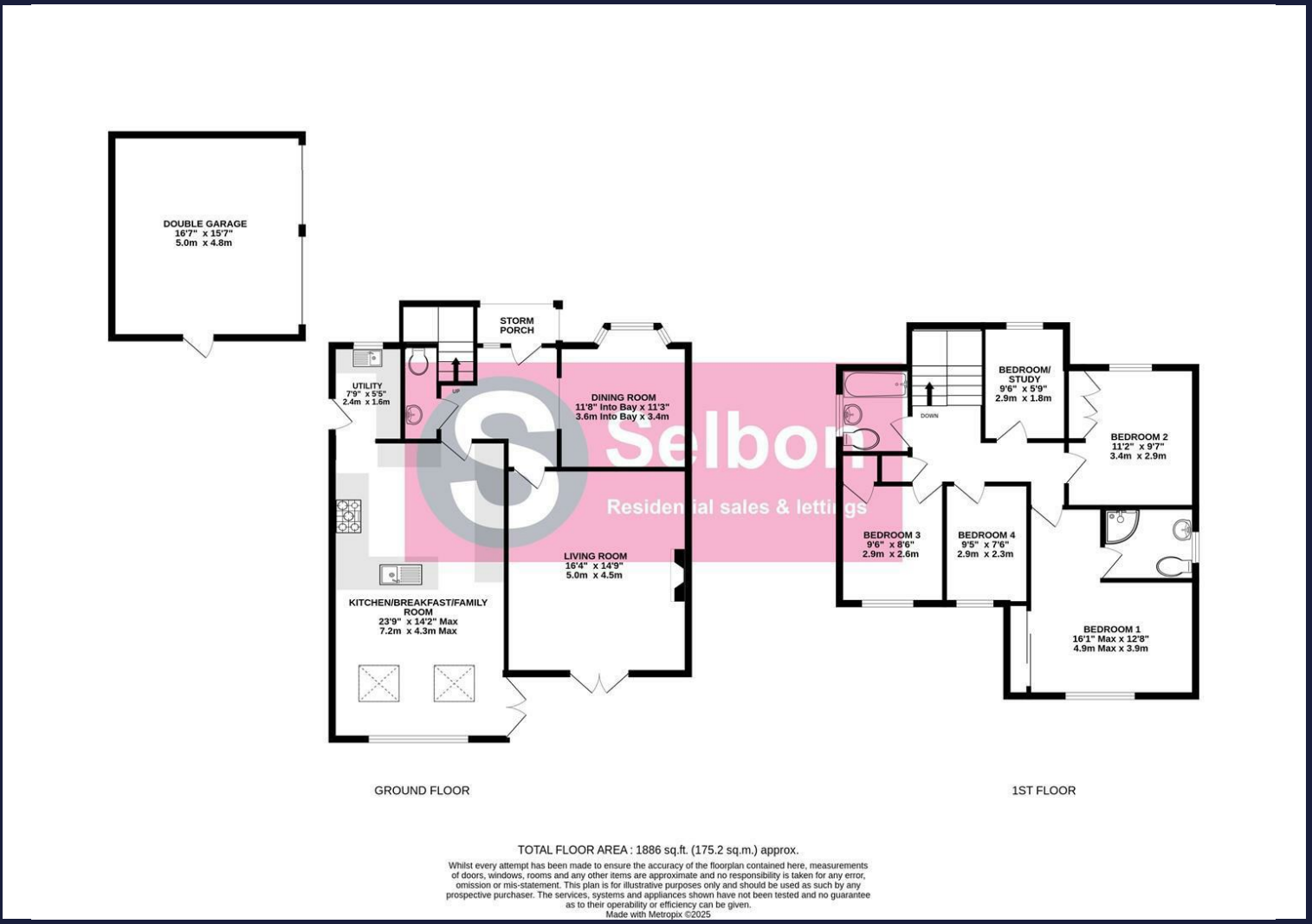








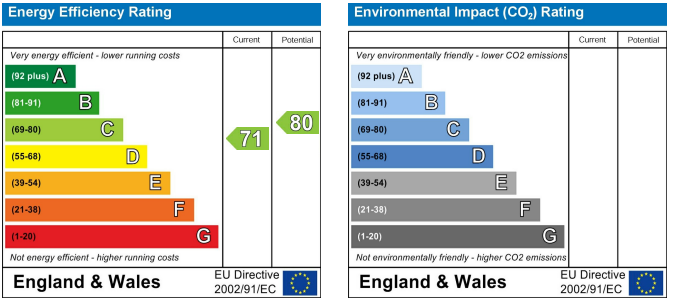
Floor Plans



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

Council Tax Band: F

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