



**Selbon**

Residential sales & lettings

Dukes Mead, Fleet,  
Hampshire, GU51 4HE

Offers in excess of £800,000 Freehold



**01252 979300**

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



- Extended Detached Family Home
- 3 Reception Rooms
- 4 Bedrooms
- Gas Radiator Heating & Double Glazed Windows
- Corner Plot Garden
- Entrance Hall & Shower Room
- Kitchen, Breakfast Room & Utility Room
- Modern Family Bathroom
- Garage & Driveway
- Close To Local Schools

Selbon Estate Agents are delighted to offer this detached family home to the market, conveniently located in the ever popular Calthopre Park area of Fleet.

The current vendors have owned the property for 21 years and have thoughtfully extended and modernised the home, to offer versatile living accommodation, suiting modern day living, with a blend of open plan living and ample space to work from home.

We are advised that the home had subsidence in the hallway in the 1980's and had the appropriate remedial works carried out of which the vendor has the paperwork.

The home is accessed via a brick block driveway leading to the front door which in turn leads to the entrance hall. The hallway has stairs leading to the first floor landing with doors leading to a refitted shower room, 12ft family room/study, 14ft living room and a 13ft kitchen.

The kitchen has ample work surfaces, eye and base level storage units and some integrated appliances and has open plan access to an 8ft breakfast room, which in turn has double glazed French doors to the rear garden and a door leading to a utility room, which has a door to the garage.

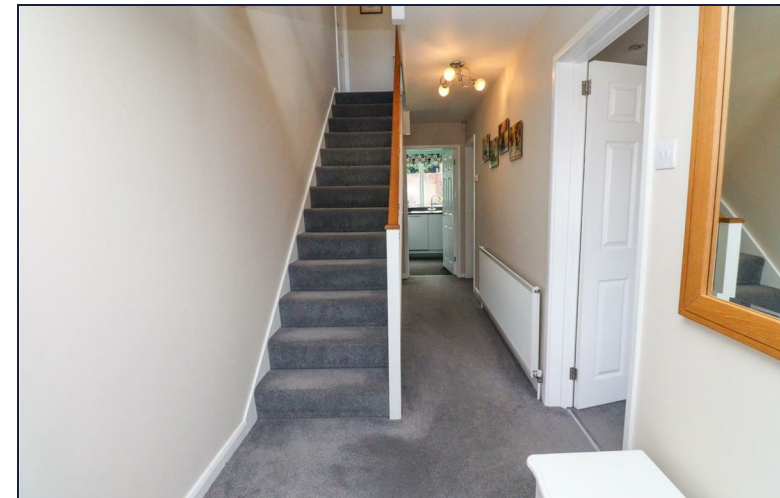
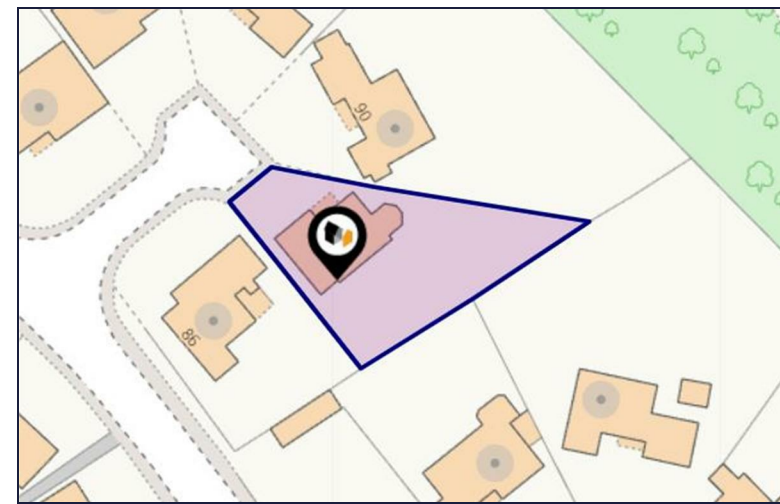
In recent years the addition of a 23ft dining room, can be found off the living room.

The first floor boasts a landing with access to the loft and doors leading to the 4 bedrooms and a family bathroom with a modern white suite.

Further benefits include gas central heating, double glazed windows, an enclosed south easterly facing corner plot garden, open plan front garden, driveway parking for 2/3 cars and a single attached garage.

Situated in the popular Tavistock area of Fleet which is convenient for local schools, whilst enjoying easy access to the Hart Leisure centre and the 80 acre Edenbrook country park.

Fleet town centre is within close proximity with an array of shops & restaurants and there are excellent commuter links by both road and rail. There are regular trains to London Waterloo and as well as easy access to the M3, A3 & A30.































## Floor Plans

## Area Map

**Dukes Mead, Fleet, GU51**

Approximate Area = 1617 sq ft / 150.2 sq m  
Garage = 135 sq ft / 12.5 sq m  
Outbuilding = 45 sq ft / 4.2 sq m  
Total = 1797 sq ft / 166.9 sq m

For identification only - Not to scale

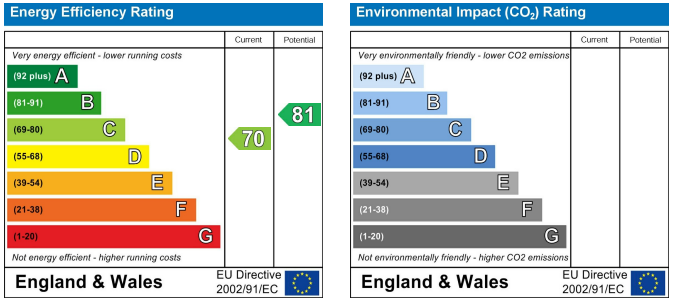
**GROUND FLOOR**

**FIRST FLOOR**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2025.



## 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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