



- Approx. 7000 Sq.Ft. Of Accommodation
- 5 Reception Rooms
- Overall Plot Measuring Around 1.4 Acres.
- 2 Attached Garages
- Gated Driveway
- 6 Bedrooms & 4 Bathrooms
- Separate Business Barn Within Grounds
- Currently Used As Two Habitable Areas
- Detached Photography Studio
- Close to Local Amenities, M3 and Fleet Station



Selbon
Residential sales & lettings

Cove Road, Fleet,
Hampshire, GU51 2RT
Guide price £1,500,000 Freehold



01252 979300
Selbonproperty.co.uk



Selbon Estate Agents are delighted to offer to the market this unique property which occupies a mature plot measuring around 1.4 acres with an abundance of flexible living accommodation, which is currently divided into two separate areas of habitation.

The location is excellent with Fleet train station just over 1 mile distant and access to the M3 motorway within easy access.

Within the grounds there is a former stable block which has been converted into a modern office facility which is currently let out to a local business with designated Virgin Business broadband.

From the shared entrance hallway bear right into the larger wing, there is a generous open plan living room and dining room which leads to a games room. Both the dining room and games room have French doors to the garden. There is a recently re-fitted modern kitchen with Quartz worktops, breakfast bar/island and a range of Neff appliances.

There are two double bedrooms on the ground floor, two shower rooms, a utility and study. There is also a gym which leads through to a double garage.

Stairs from the games room area lead to the first floor where there is a generous double bedroom with fitted wardrobes and an en-suite bathroom.

Back to the main entrance hall and to the left is the second area of accommodation. There is a living/dining room with two sets of French doors to the wrap around conservatory and another set leading out to the garden. There is a modern kitchen with a range of integrated appliances and utility area leading into the garage. There are two double bedrooms, both with en-suite facilities - one being Jack and Jill to the hallway. There is also a study with a view over the front garden and driveway. Stairs from the study lead up to a vast 52 ft. room currently used as storage. This could be used as bedrooms, music room or games room if desired.

Grounds:

The beautiful grounds are accessed via a gated block paving driveway which offers extensive parking. There is a generous frontage with a mature oak tree and an area of lawn.

The rear garden is predominately laid to lawn and backs onto an area of woodland. There is a gate giving access to a public footpath (this land is owned and maintained by the Ministry of Defence but remains accessible by the public).

One corner of the grounds is now an enclosed patio garden area and contains a gazebo with decking for al-fresco dining and a former outbuilding which has been converted into an attractive cabana style bar with seating and BBQ area, there is also another gazebo containing a hot tub.

The former stable block has been meticulously converted into an attractive high specification office suite with a kitchen and cloakroom and is currently let out to a local business. The tenant could be retained as an income stream or this building could serve as a home office, annexe or leisure facility (subject to any relevant planning permission or change of use). The unit is fully independent with its own metered electric supply and air conditioning. We are advised that the current contract for the barn is £1650 per month.

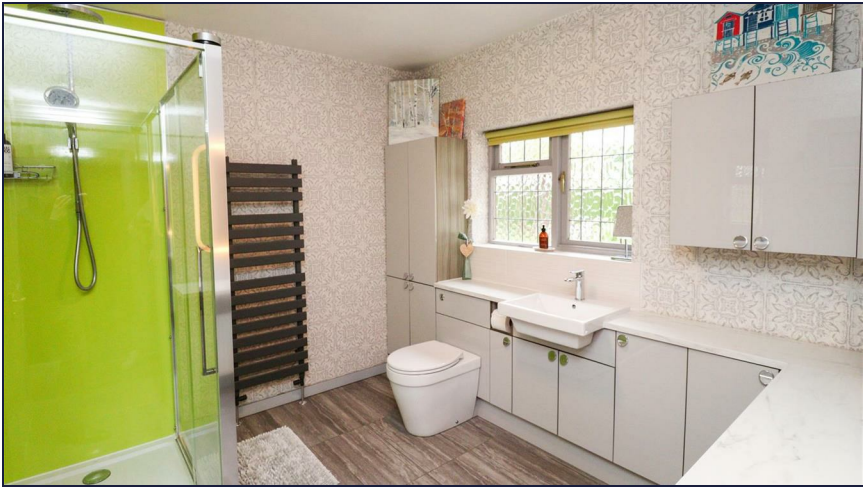
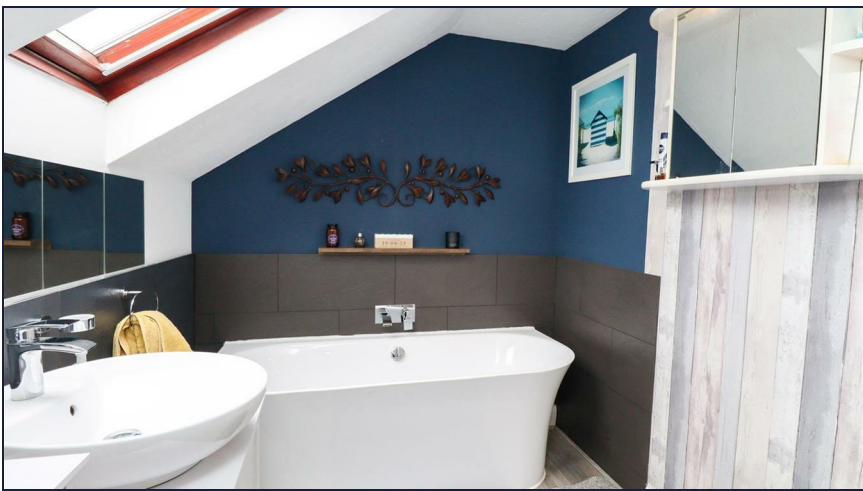
In addition there is a photography studio which spurs from the barn and also benefits from air conditioning.

We are advised by the owners that there is mains water to the property by waste is sent to two cesspits that are usually emptied once or twice a year.





























Approximate Area = 5852 sq ft / 543.6 sq m (includes garage)

Limited Use Area(s) = 425 sq ft / 39.5 sq m

Outbuilding(s) = 1576 sq ft / 146.4 sq m

Total = 7853 sq ft / 729.5 sq m

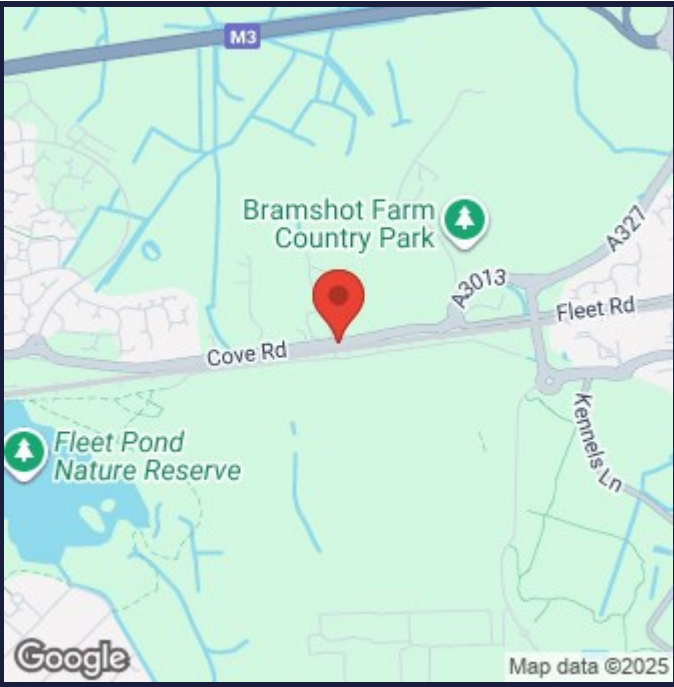
For identification only - Not to scale

Denotes restricted
head height





Area Map



Energy Performance Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	92	94	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Viewing

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

Council Tax Band: G

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