



Selbon

Residential sales & lettings

Barford Close, Pondtail, Fleet,
Hampshire, GU51 3HJ

Offers in excess of £675,000 Freehold



01252 979300

Selbonproperty.co.uk

- 5/6 Bedroom Detached
- 2/3 Reception Rooms
- Refitted En Suite Bathroom & Family Bathroom
- Large Wrap Around Garden With Hot Tub
- Over Looking Woodland
- Entrance Hall & Cloakroom
- Kitchen/Breakfast Room
- Gas Central Heating & Double Glazed Windows
- Driveway & Garage (part converted)
- No Onward Chain

Selbon Estate Agents are delighted to offer this extended family home to the market situated in the ever popular Pondtail area of Fleet, over looking woodland, with access from the cul de sac on to a pathway, giving access to the Basingstoke canal and Fleet pond.

The vendors have lived in the home since 2007 and have thoughtfully extended and improved the home to offer spacious and versatile accommodation to suit modern day life, with potential to future proof

Accessed via the driveway and path that leads to a covered area with storage space and a double glazed door leads to the entrance hall which has stairs leading to the first floor landing with storage cupboard below and doors leading to the integral garage which has been part converted to a utility room.

The downstairs accommodation further comprises a cloakroom with white suite, a large 'L' shaped lounge/dining room with French doors to the rear garden, a 22ft kitchen/breakfast room with patio doors to the rear garden as well as a family room/bedroom 6.

The first floor boasts a landing with an airing cupboard, access to the loft space and doors to the 5 bedrooms with the main bedroom having a refitted en suite bathroom and a refitted family bathroom.

Further benefits include, gas radiator heating, double glazed windows, driveway parking, an open plan front garden laid to lawn (offering the opportunity for further off road parking), a north westerly facing wrap around garden and an integral garage (part converted to a utility room).

Pondtail is an ideal setting for those who are looking for easy access to the town centre and mainline railway station, for those who love the out doors there is Velmead Woods and the Basingstoke canal a short distance away, Fleet pond is just round the corner, all offering wonderful walking, running and cycling routes.

Offered to the market with no onward chain, we highly recommend an early viewing to appreciate the features of the home and to avoid disappointment.





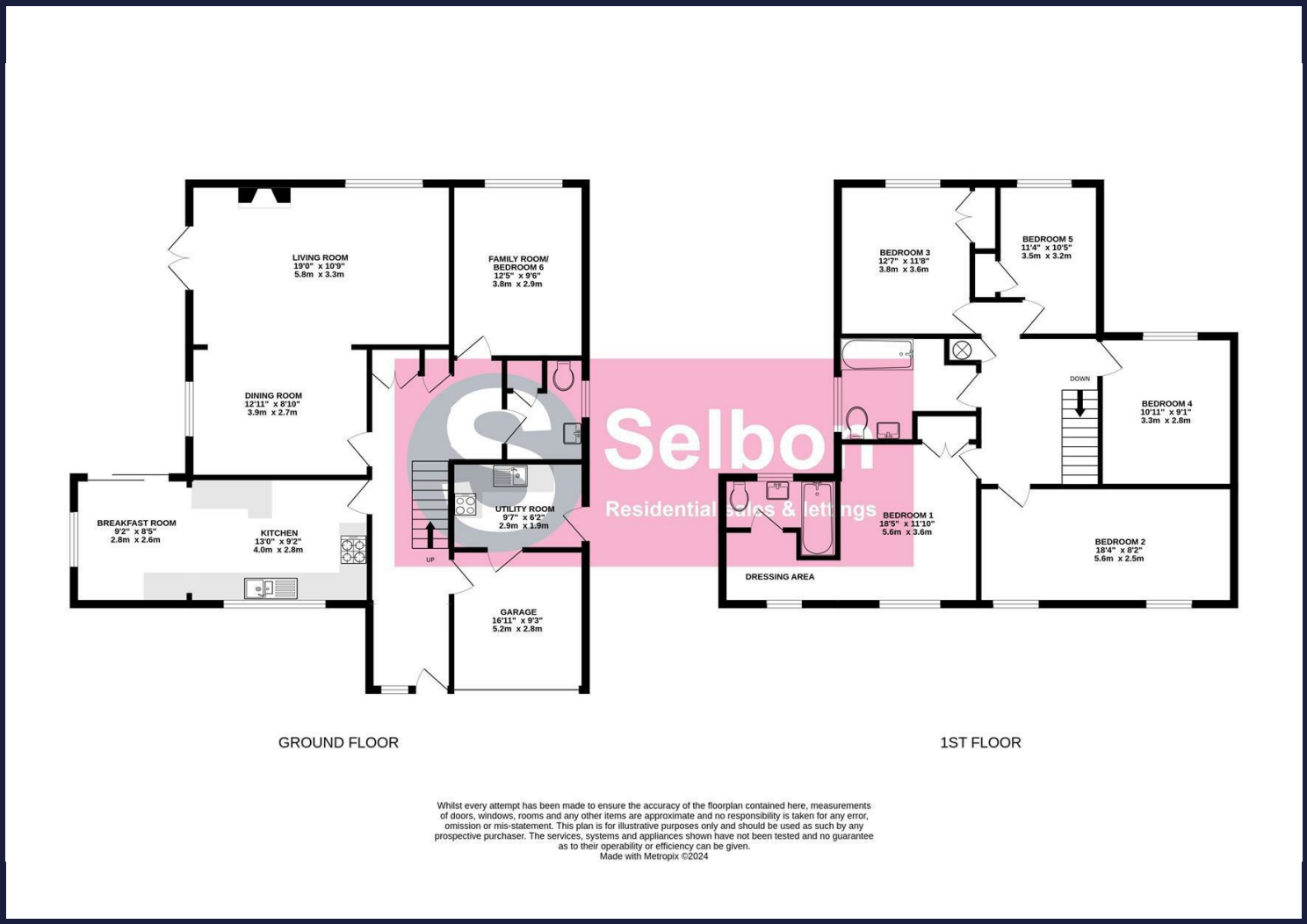








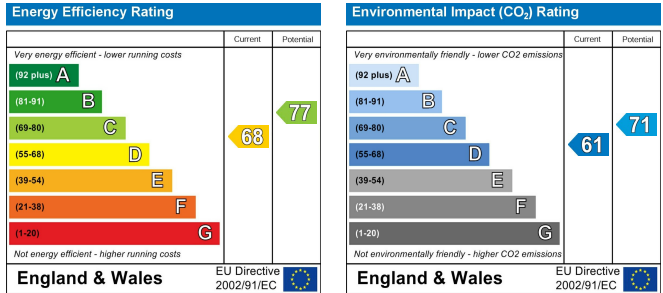
Floor Plans



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

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Council Tax Band: F