



- Detached Family Home
- Four Bedrooms
- 16.ft. Kitchen/Breakfast/Dining Room
- Utility Room & Cloakroom
- Enclosed Rear Garden

Selbon Estate Agents are delighted to offer to the market this four bedroom detached home, constructed in 2022 by renowned builder Cala Homes, which was also their show home, situated on the popular Southwood Mews development in Farnborough.

- Southwood Mews Development
- Two En-Suites & Family Bathroom
- Family Room & Living Room
- Previous Show Home
- Driveway And Allocated Parking

The property boasts around 1600sq.ft. of accommodation spanning over three floors and is ideal for those looking for a blend of style and comfort. The interior is flooded by natural light creating a welcoming atmosphere for owners and guests.

The current school catchment areas include: Southwood Infant School, Guillemont Junior School and Cove School. For the commuter Farnborough mainline train station is under two miles distant and a wealth of local amenities are within easy reach.

On entering the property you are welcomed into an entrance hallway with stairs to the upper floors. a 16ft. kitchen/dining room, family room, utility room and a cloakroom. Of particular note is the stunning kitchen/dining room which is a real focal point of this lovely home. With a range of eye and base level cupboard and drawer units, integrated appliances including; double oven, hob with extractor hood over, dishwasher, fridge and freezer. A central island provides space to enjoy breakfast or a place to work from, while French doors lead to the rear garden.

To the first floor there is a 15ft. living room, bedroom 3 and 4 as well as a family bathroom with white suite.

To the second floor are two double bedrooms both of which benefit from en-suite facilities.

Externally the rear garden is laid to artificial grass with a patio area immediately to the rear of the property.

The property also benefits from a driveway for multiple vehicles, and additional allocated parking bay as well as visitor parking nearby.

There is an annual development charge of £250 per annum.

Solar panels further feature with the property, along with gas central heating and hyperoptic broadband.







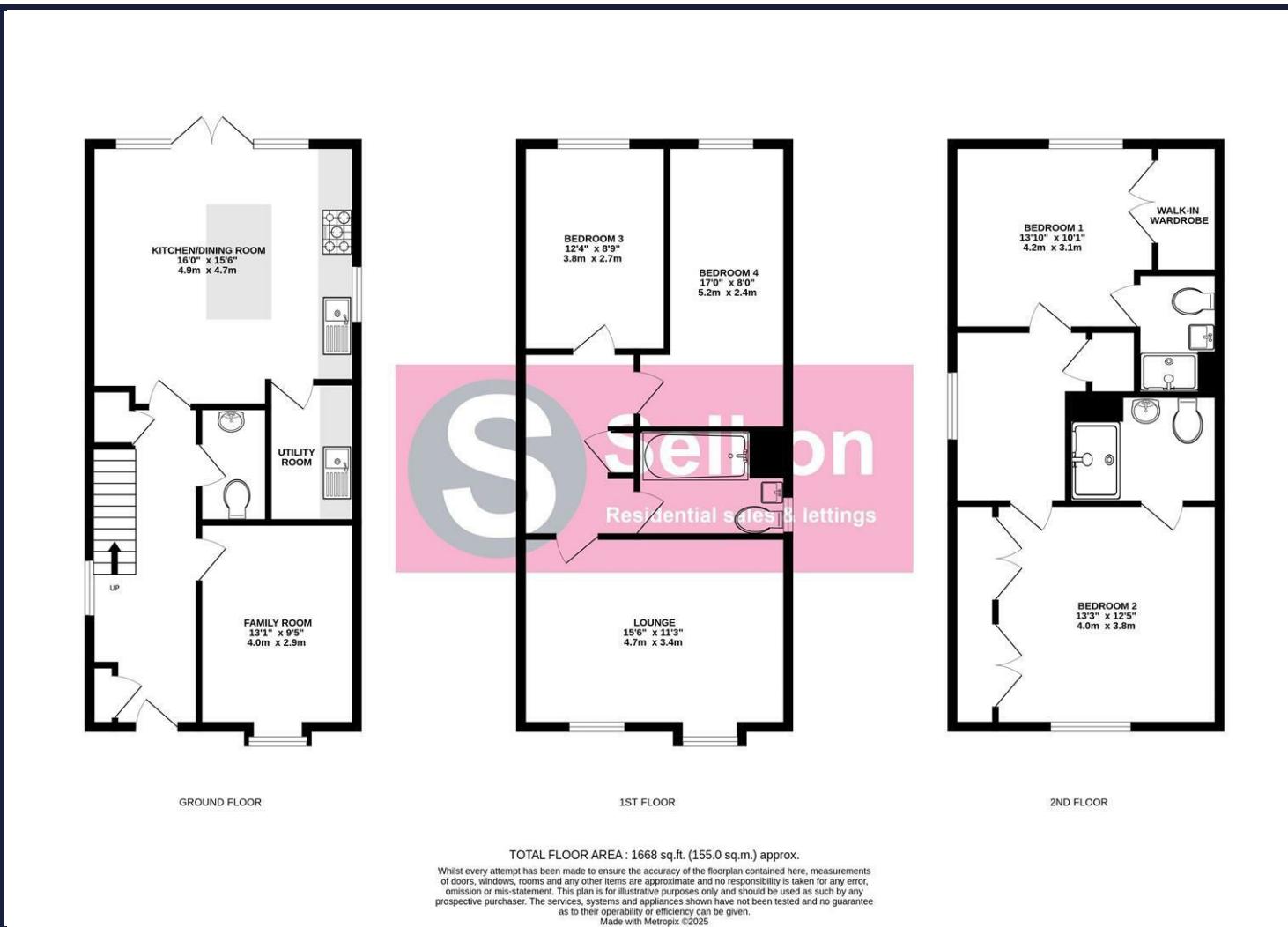




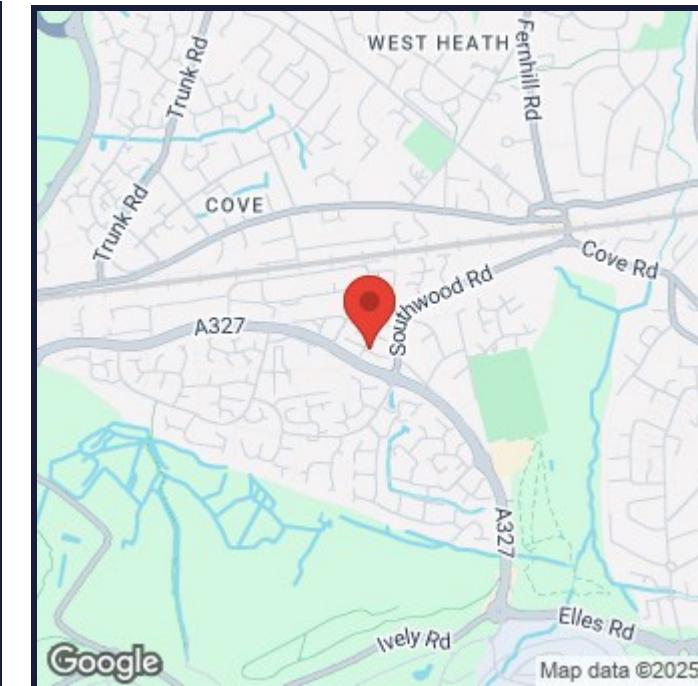




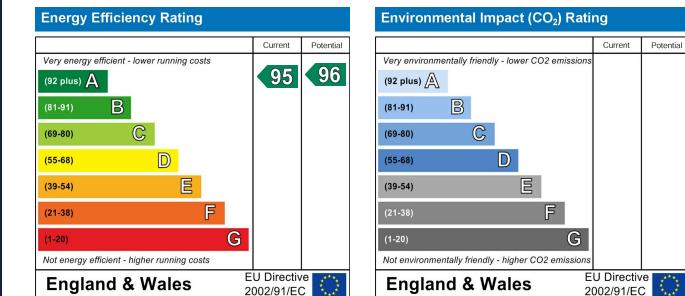
Floor Plans



Area Map



Energy Performance Graph



Council Tax Band: F

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

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