



Five Bedroom Detached Family Home
Pennyroyal, Edenbrook, Fleet, Hampshire

An imposing five bedroom detached home built by Messrs Berkeley Homes to their Ashbee design, situated on the popular Edenbrook development.

The ground floor living space is designed to meet the demands of modern living and offers a wealth of architectural features. Some of the design characteristics include underfloor heating to the ground and first floor, Villeroy and Boch sanitary wear, solid wood flooring, wiring for audio systems and mood lighting in selected rooms.

Of particular note is the open plan living/dining/family room with a vaulted ceiling and feature floor to ceiling glass wall overlooking the rear garden and bi-folding doors.

The well appointed Alno kitchen offers AEG appliances, and eye and base level units under a granite work surface. In addition there is a play room and cloakroom to the ground floor.

The first floor features a mezzanine landing, three bedrooms (one with en-suite shower room), family bathroom and a utility/laundry room. The second floor provides two further bedrooms, with particular note to the master suite as it features a Juliet balcony overlooking the rear of the property, dressing area and a four piece en suite.

The garden is mainly laid to lawn with a patio area immediately to the rear of the property ideal for alfresco dining and entertaining. There is also side access to the front of the property. To the rear of the garden is a detached double garage with driveway parking for two vehicles.

The location is ideal for the commuter with Fleet mainline railway station offering regular services to London Waterloo from 43 minutes and Junction 4a of the M3 motorway being within easy access. Fleet town has comprehensive shopping and leisure facilities as well as schools for all age groups, churches of various denomination and a range of health care services.

















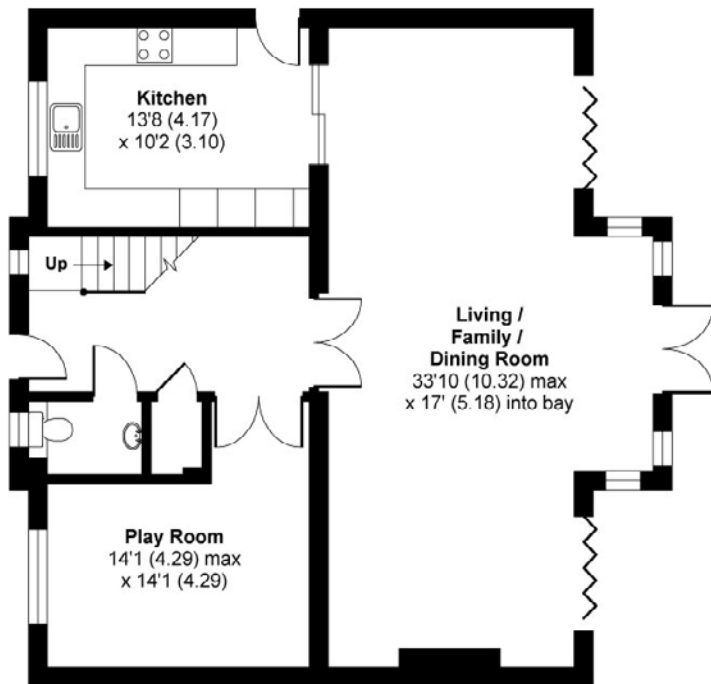
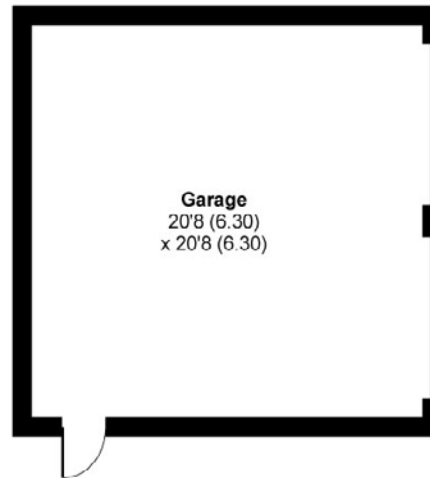




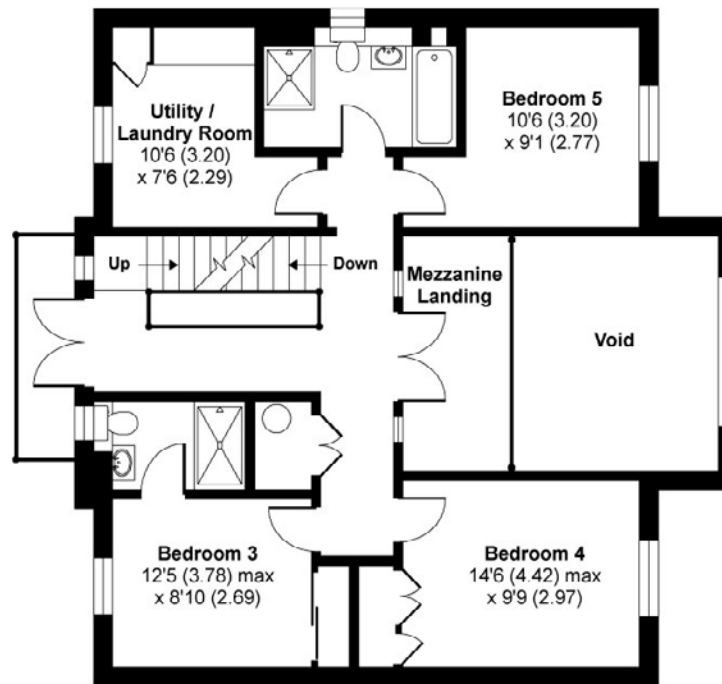


Pennyroyal, Fleet, GU51

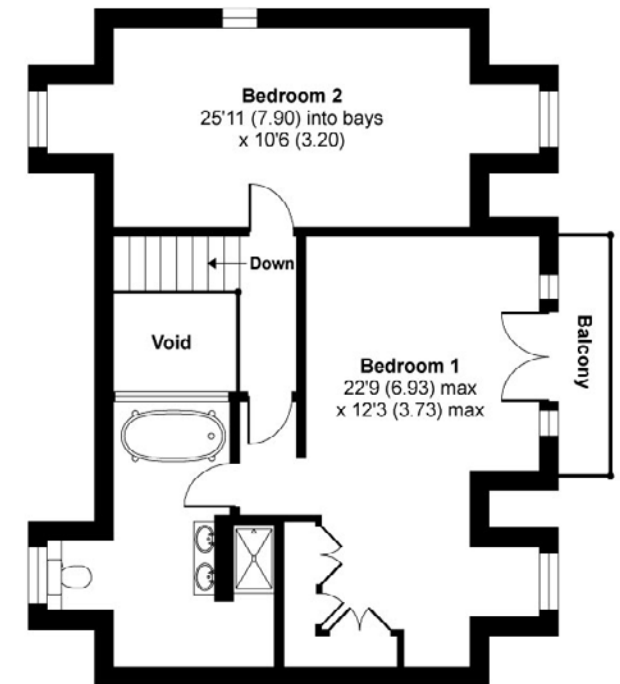
APPROX. GROSS INTERNAL FLOOR AREA 2976 SQ FT 276.4 SQ METRES (EXCLUDES VOID & INCLUDES GARAGE)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Fixture and Fittings:

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Directions:

Postcode: GU51 5BH

Please contact McCarthy Holden for detailed directions

Viewing:

Telephone: 01252 620640
Email: fleet@mccarthyholden.co.uk

Services:

Mains electricity, water and drainage
Gas Central Heating
EPC Rating - C (79)

Local Authority:

Hart District Council
Tel: 01252 622122
Council Tax Band - G

McCarthy
Holden 