



61 Elvetham Road, Fleet GU51 4HH

The Property

Constructed 3 years ago to a high specification and benefitting from the installation of a Control4 home automation system, this spacious family home offering accommodation in excess of 4,000 sq ft is situated in a prime position within the Blue Triangle, with Fleet main line station within a short distance.

Accommodation

The property is entered via a spacious entrance hall which features a stunning oak staircase and provides access to the cloakroom and all principal



ground floor rooms incorporating:

Double aspect sitting room featuring a wood burning stove, a striking coffered ceiling, and access to the rear garden via French style doors; formal dining room with coffered ceiling and walk-in bay window, and a separate study, ideal for homeworking.

The bespoke kitchen/breakfast room has been thoughtfully designed and comprises a central island with power points and a wine cooler. A comprehensive range of cupboards and work surfaces is complimented by a range of high quality appliances including range cooker, fridge, freezer, dishwasher and microwave. Bi-fold doors provide access to the rear garden. A further door provides access to the utility room, with built-in larder cupboard, and further access to the garage.

To the first floor is the master bedroom suite featuring two separate dressing rooms, a four piece en suite bathroom, and balcony. There are three further spacious bedrooms to the first floor, all featuring en-suites.

Stairs to the second floor provide access to two further bedrooms and a bathroom.

Outside

Externally, the property is approached via electric gates giving access to the driveway which provides parking for several vehicles, and the double garage.

To the rear is an expansive patio area immediately to the rear of the home, ideal for al-fresco entertaining, with the remainder being laid to lawn, with a variety of plant and shrub borders.

Location

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 denominations and a range of health care services.



Towns such as Basingstoke, Guildford and Reading are all within 20 miles, whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away.

Heathrow Airport is about 28 miles and Farnborough Airport is about 6 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 6 miles).



















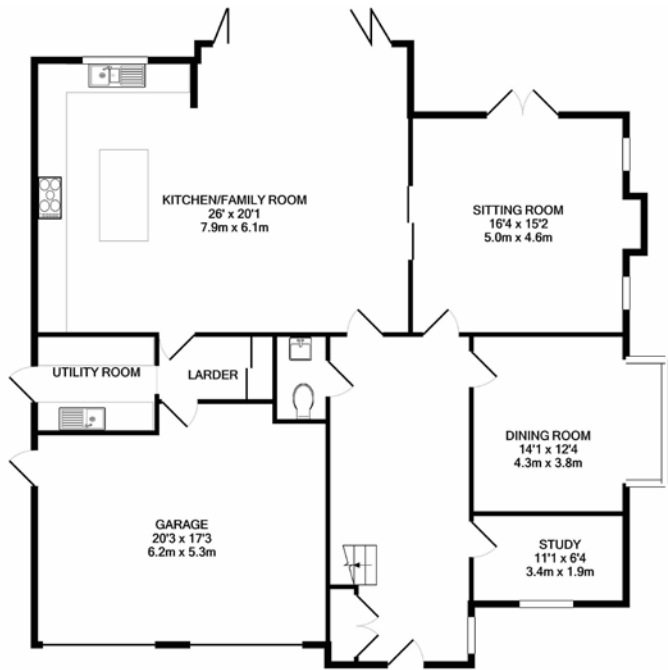




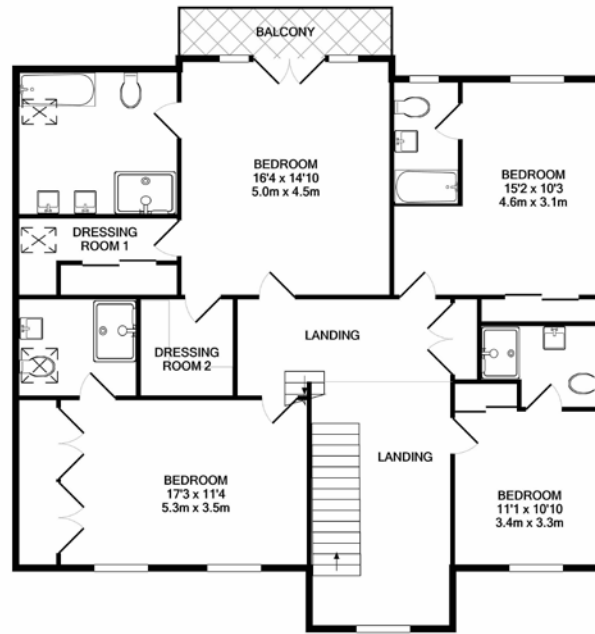




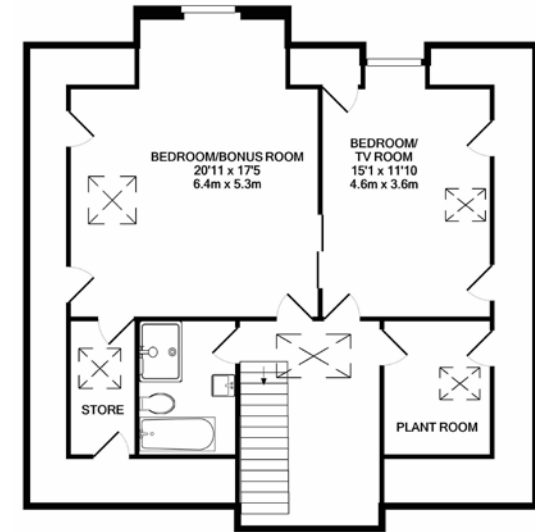




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 4259 SQ.FT. (395.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 4HH

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 - B (86)

Local Authority:

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

McCarthy
Holden 