



Southby Drive
Fleet

McCarthy
Holden

Guide Price £800,000



Southby Drive

Fleet

A beautifully presented four bedroom detached family home situated on the highly sought-after Pondtail area of Fleet

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three Double Bedrooms and One Single Bedroom
- Two Bathrooms Plus Downstairs W/C
- Double Garage
- Driveway Parking For Four Vehicles
- Quiet Residential Area
- Close Proximity to Fleet Town Centre
- Close to Fleet Mainline Station



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A beautifully presented three double bedroom with an additional single bedroom detached family home situated on the highly sought-after Southby Drive in Fleet. Set on a generous plot, this property offers spacious and versatile accommodation throughout, complemented by a private rear garden, double garage, and ample driveway parking.

The ground floor features a welcoming entrance hall, a separate study, a bright and airy living room, and a dining room with double French doors leading to the rear garden. A modern fitted kitchen provides plenty of storage and worktop space. There is also a convenient downstairs cloakroom/WC.

Upstairs, there are four well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, along with a contemporary family bathroom.

Externally, the property benefits from a large driveway providing off-road parking for multiple vehicles and an integral garage. The spacious rear garden is mainly laid to lawn with mature borders and a patio area, perfect for outdoor dining and family activities.

Located in a quiet residential area, the home is within easy reach of local schools, parks, and amenities, as well as excellent transport links including Fleet station and major road routes.

This property combines a prime location with generous living space, making it an ideal home for growing families.





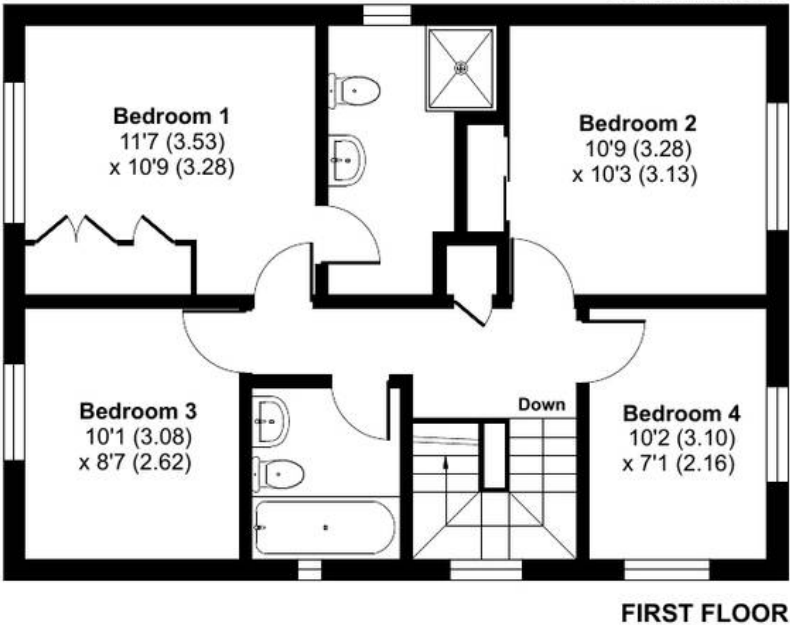
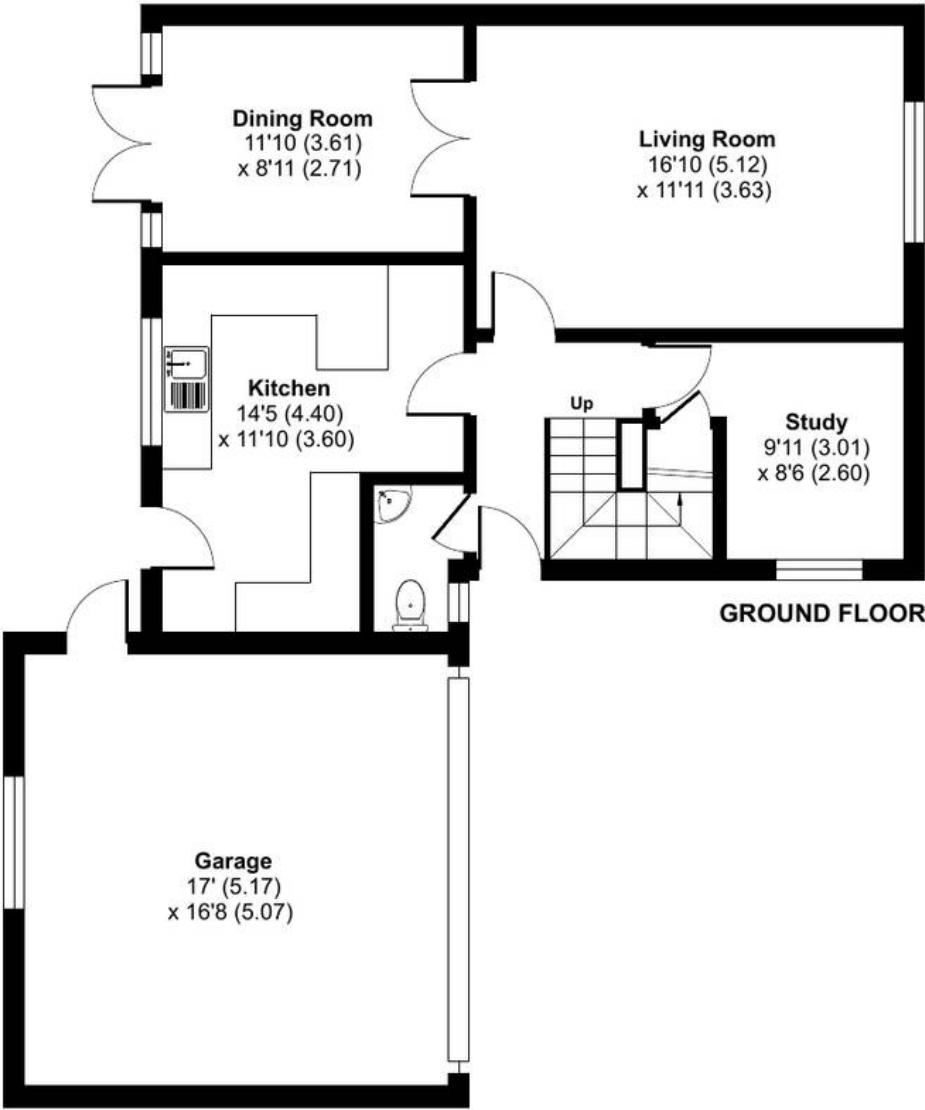
Southby Drive, Fleet, GU51

Approximate Area = 1252 sq ft / 116.3 sq m

Garage = 282 sq ft / 26.1 sq m

Total = 1534 sq ft / 142.4 sq m

For identification only - Not to scale







McCarthy Holden Fleet

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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.