



Pennyroyal, Fleet  
Detached Family Home

# Pennyroyal, Fleet, Hampshire, GU51 5BH

## The Property

This exquisitely presented five bedroom detached home has been refurbished by the current owners to offer luxurious accommodation throughout. Measuring approximately 3,000 sq. ft. over three floors, the property offers flexible living for the modern family.

The property is located on the popular Edenbrook development in Fleet which is ideally situated for local school, leisure facilities, country walks yet within easy access of Fleet town centre and Fleet mainline railway station.

## Ground Floor

There is a welcoming hallway with solid wood staircase and glass balustrade. Directly ahead is a set of double doors which, when open, give a line of sight directly through to the garden via a stunning 33 ft. main reception room. In this room are double height floor to ceiling windows including integrated French style doors plus two sets of bi-fold doors allowing an abundance of light to flood the room.

There is also a cozy working open fire in the sitting area. A dining room, cloakroom and storage cupboard are also located off the hallway.

The kitchen, which is accessed via sliding doors from the main reception room is fitted with a range of grey and white wall and floor mounted units and integrated oven, hob, extractor fan, fridge and freezer.

## First Floor /Second Floor

On the first-floor landing there are French style doors opening onto a balcony as well as double doors onto a mezzanine study area overlooking the main reception room. Also on the first floor are three bedrooms, one with en-suite shower room, a family bathroom and a utility room with washing machine and tumble dryer.

On the second floor are two further bedrooms including the large principal room with fitted wardrobes and a large en-suite with roll top bath, shower cubicle and two wash hand basins plus wc. The other bedroom which is double aspect is currently used as a dressing room.

## Additional Information

There is a development service charge of £1,380.00 per annum.

## Outside

There is an attractive view to the front of the property over a communal green space. The southerly aspect rear garden is enclosed with fencing and has a patio which extends the full width of the house with the remainder laid to lawn including a selection of shrubs.

The double garage and parking area is accessed via electric gates to the rear of the property.

## Location

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25.

Fleet town centre offers comprehensive shopping and leisure facilities, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.



























































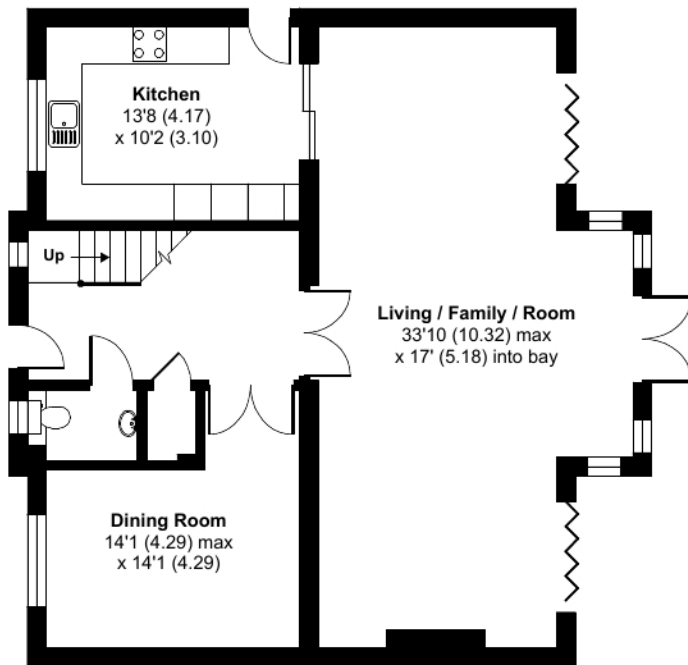
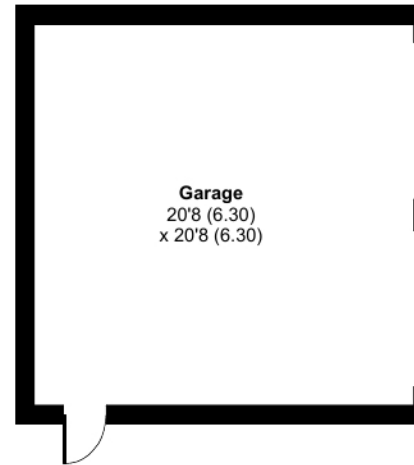




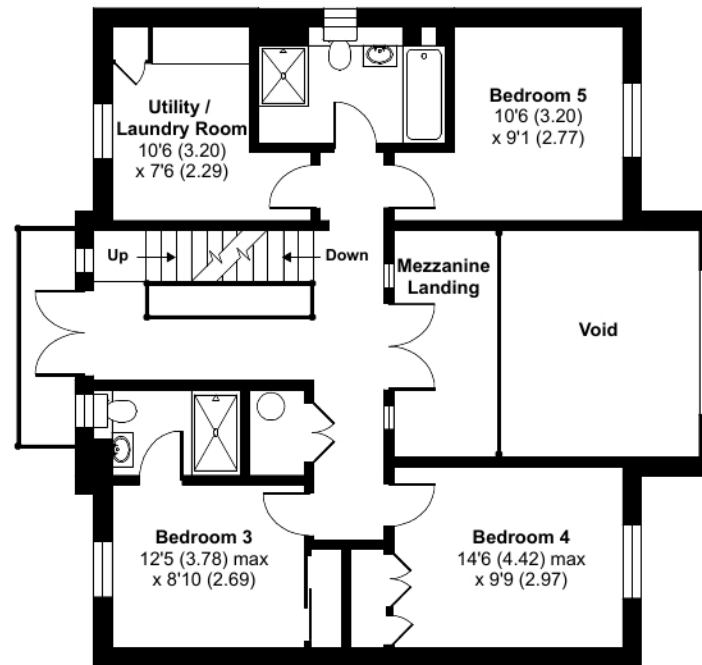
# Pennyroyal, Fleet, GU51

Approximate Area = 2976 sq ft / 276.4 sq m (excludes void & includes garage)

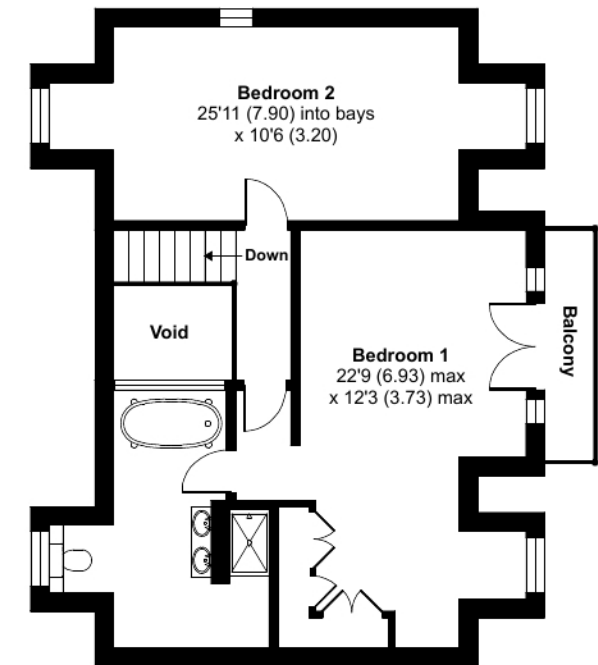
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street



## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU51 5BH. Please contact McCarthy Holden for detailed directions

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

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, water and drainage.  
Gas Central Heating  
EPC Rating - B (89)

### Local Authority

[Hart District Council](#)  
[Council Tax Band - G](#)

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)