

Pennyroyal, Fleet  
Five Bedroom Detached Family Home



# Pennyroyal, Fleet, Hampshire, GU51 5BH

## The Property

Nestled in a prime position within the highly sought-after Edenbrook development, close to local schools, this stunning home, built by Berkeley Homes to their Greene design, offers versatile living space across three floors. The property boasts numerous enhancements and upgrades, including an EV charger, remote-controlled garage doors, 16\*400kw solar panels plus battery storage, built-in ceiling speakers, and a water softener. The property further benefits from under-floor heating to the ground and first floor via an air source heat pump.

## Ground Floor

The ground floor accommodation includes an entrance hallway, a living room featuring French doors opening to the rear garden and a gas fireplace (currently disconnected), a study, dining room, kitchen/family room, utility room, and a separate WC. The spacious and light-filled kitchen, which overlooks the rear garden, features a variety of sleek base and eye-level units, along with integrated appliances such as an oven, hob, fridge, freezer, dishwasher, and wine fridge.

## First Floor

The first floor accommodation comprises four bedrooms with the main bedroom benefitting from a four piece en-suite, dressing room and a stunning balcony with Smart patio heater. Bedroom two also benefits from an en-suite. The first-floor accommodation is completed with a family bathroom.

## Second Floor

The second floor comprises a bright and spacious bedroom suite, also benefitting from an en-suite shower room and a wrap around balcony.

## Outside

A standout feature of the property is the beautifully landscaped rear garden, which has been carefully designed to create two separate porcelain patio areas, separated by a section of lawn, offering the perfect layout for both entertaining and relaxation.

The property offers driveway parking leading to a detached double garage.

## Location

The property is located within the ever-popular Edenbrook development in Fleet close to local schools. 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, schools for all age groups, churches of various denominations and various 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 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).

## Additional Information

Tax Band is G and the local council is Hart.

































*Sundowner*



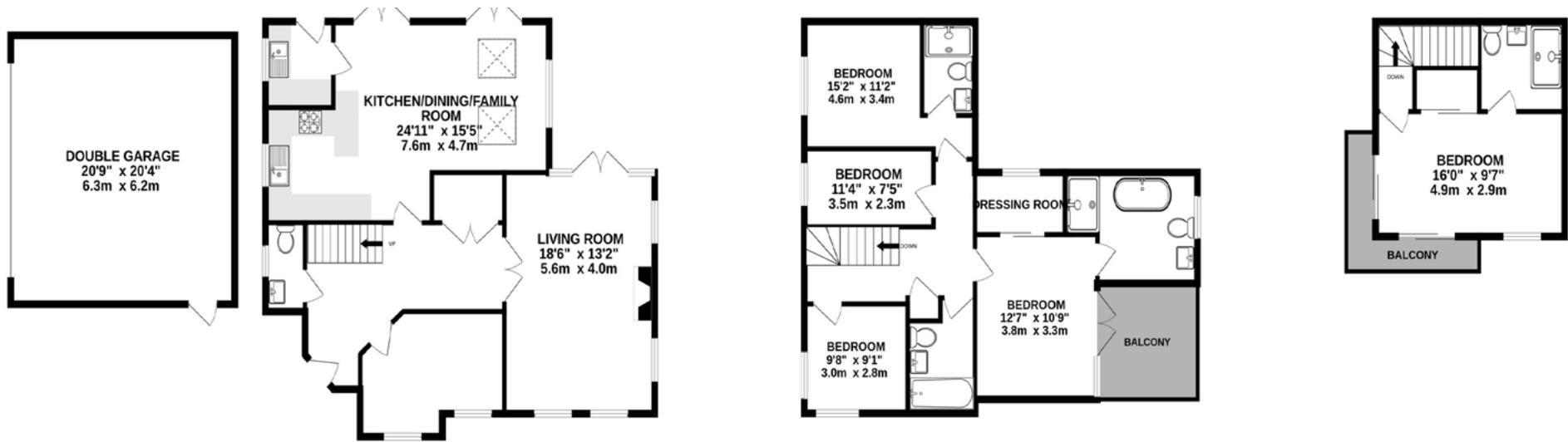












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Places of interest

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



Fleet Pond



Rail Line/Fleet Pond



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).

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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.

### Services & Material Information

Water – Mains  
Drainage - Mains  
Gas – Mains  
Electric – Mains  
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs  
EPC - C (80)

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

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 generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing  
Telephone sole agents  
McCarthy Holden: 01252 620640

Local Authority  
Hart District Council  
Tax Band G

McCarthy  
Holden 

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