

Willowbourne , Fleet  
Three Bedroom Semi-Detached



## **Willowbourn , Fleet, Hampshire, GU51 5BP**

### **Property**

**Offered to the market, this well presented three-bedroom semi-detached family home is located within the sought-after Edenbrook development. Modern throughout, the home provides spacious and stylish living, perfect for families or professionals alike.**

### **Ground Floor**

**The ground floor features a generous modern kitchen complete with integrated appliances and a charming bay window that fills the space with natural light. The spacious living room benefits from French doors that open directly onto the rear patio and garden, creating an ideal space for entertaining or relaxing. A convenient cloakroom (WC) and under-stairs storage complete the downstairs layout.**

### **First Floor**

**Upstairs, the master bedroom offers built-in wardrobes and a sleek en suite shower room with a walk-in shower. Two further bedrooms provide flexible accommodation for children, guests, or a home office. A modern family bathroom serves the remaining bedrooms and adds to the home's practicality and comfort.**

### **Outside**

**Externally, the home benefits from a private rear garden with a patio area, ideal for outdoor dining and relaxation. The property also includes a large single garage and driveway parking, offering ample space for vehicles and additional storage.**

### **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)**

































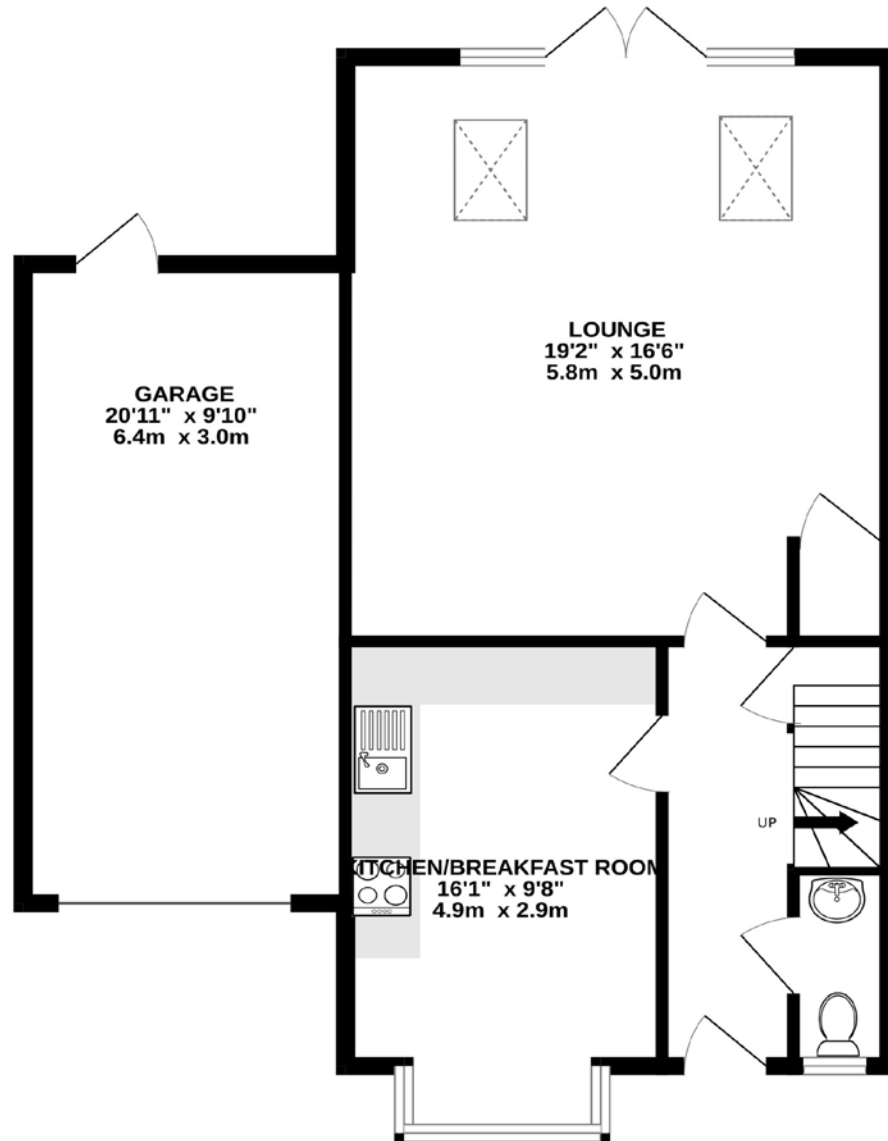




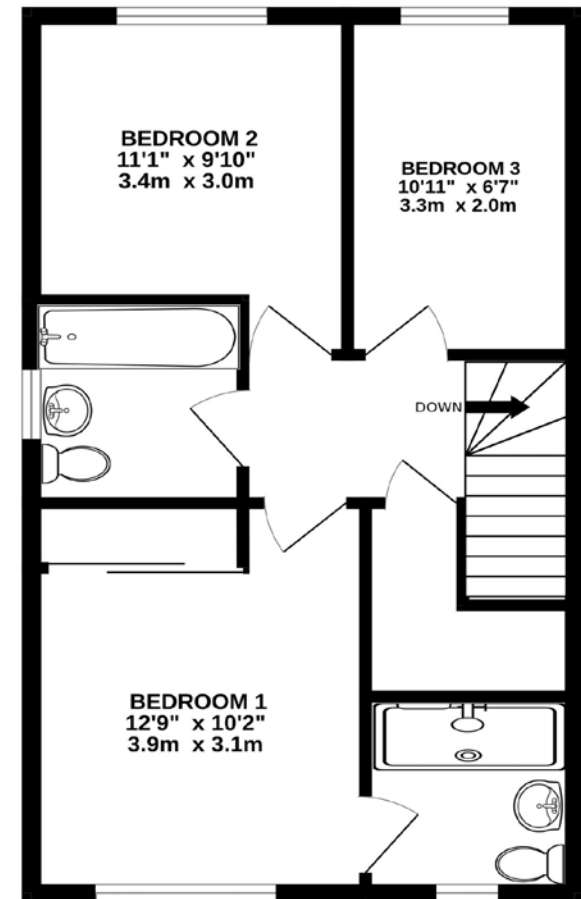




GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.





# 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

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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 - B (84)  
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 GU52 8DS

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 E

**McCarthy  
Holden** 

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