



Chineham Close
Four Bedroom Detached Property

Chineham Close, Fleet, GU51 1BF

The Property

Situated within a prime cul-de-sac position on the sought after development of Elvetham Heath, this secluded four-bedroom detached family home is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include a private mature garden, a detached double garage with ample driveway parking, a beautifully presented 20ft open plan kitchen/breakfast room and scope to extend STPP.

Ground Floor

Accommodation comprises of a spacious entrance hall which is currently used as a useful dining hall which give you access to all the ground floor accommodation. From this room you lead into the light and airy living room with double aspect windows and woodland views. The kitchen/breakfast room offers a range of fully fitted integrated appliances including double oven, hob, dishwasher, and plenty of additional appliance space. At the end of the kitchen, you have a set of French doors which give you access into the garden. The ground floor accommodation is finished with a study area and downstairs W/C.

First Floor

Upstairs the property offers four good-sized bedrooms. The light and airy main bedroom offers an en-suite shower room and built in wardrobes. The first-floor accommodation is finished with a family bathroom which offers toilet, sink and bath with shower overhead.

Outside

The garden offers fantastic entertaining space, and it is mainly laid to lawn with a mixture of mature flowers, trees and shrub borders. Outside the rear of the property, you will find a patio area which is ideal for al fresco dining.

The driveway offers ample driveway parking leading to a detached double garage. The front garden has a mixture of bushes, trees and flowers which gives you extra privacy.

Additional Information

Hart District Council Tax Band F

Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a playground, football pitch, and cycling and running clubs.

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, restaurants, bars and coffee shops, 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).













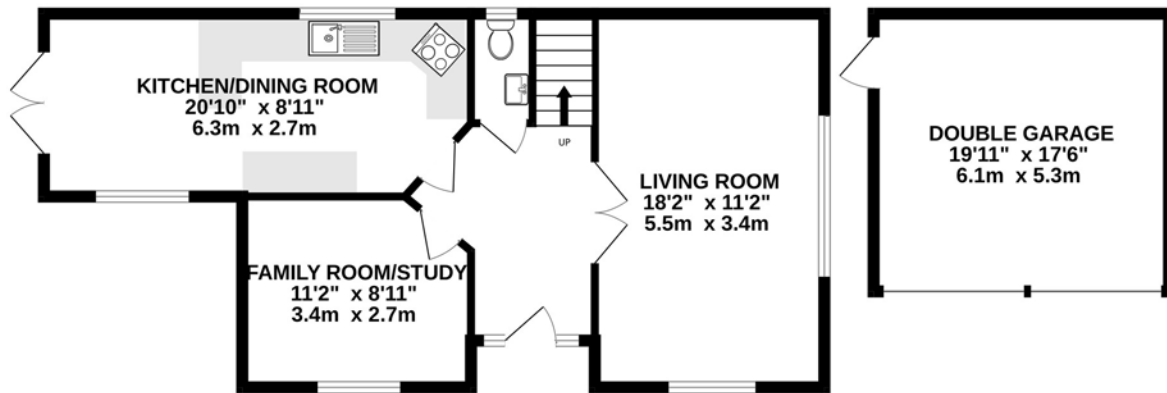




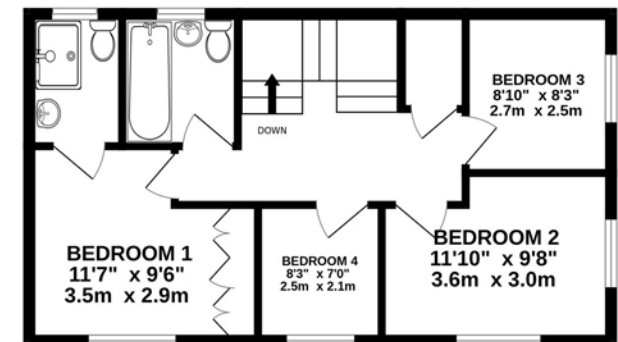




GROUND FLOOR



1ST FLOOR



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 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 1BF. 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 - C (69)

Local Authority

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

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www.mccarthyholden.co.uk