

Kintbury Close  
Five/Six Bedroom Detached Property



## Kintbury Close, Fleet, Hampshire, GU51 1AY

### The Property

This five/six bedroom detached family home is situated on the ever popular Elvetham Heath development. The current owners have modernised and extended to create versatile accommodation over three floors.

### Accommodation

The well proportioned accommodation comprises of an attractive living room with gas fire. A particular feature of this home is the comprehensively fitted open kitchen/breakfast room which benefits from a range of fitted appliances. There is also a utility room, study, conservatory and cloakroom to the ground floor.

In addition the owners have converted part of the garage to create a further bedroom with en-suite facilities.

There are three bedrooms on the first floor with an en-suite shower room to bedroom one plus a dressing area. There is also a separate family bathroom on this floor.

The remaining two bedrooms and a further bathroom are situated on the second floor.

### Outside

The property benefits from a driveway with parking for several vehicles, leading to a garage store.

The garden is mainly artificial lawn with a decked area. The owners have also created an ideal entertaining area with multiple gazebos where the hot tub is also housed.

### Location

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

Fleet town centre has extensive shopping and leisure facilities, infant, junior and senior schools, churches of various denominations and health care services including GP Surgeries, Dentist Practices and Fleet Community Hospital.

The property is ideally situated for the commuter with Fleet mainline railway station offering services to London Waterloo from 43 minutes whilst Junction 4a of the M3 motorway is a short drive away. The historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are easily accessible.

























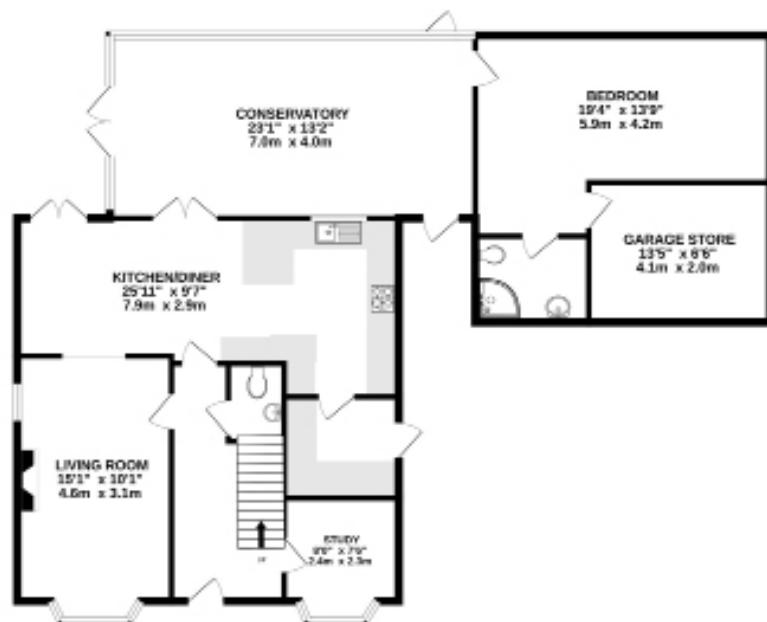




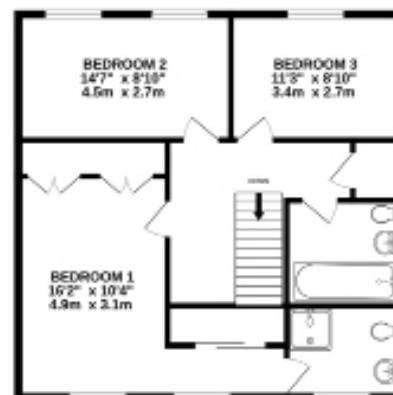




GROUND FLOOR



1ST FLOOR



2ND 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 1AY. 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. The developer reserves the right to change the specification at any time during the build process without notice.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, water and drainage.  
Gas Central Heating  
EPC Rating - C (73)

### Local Authority

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

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