

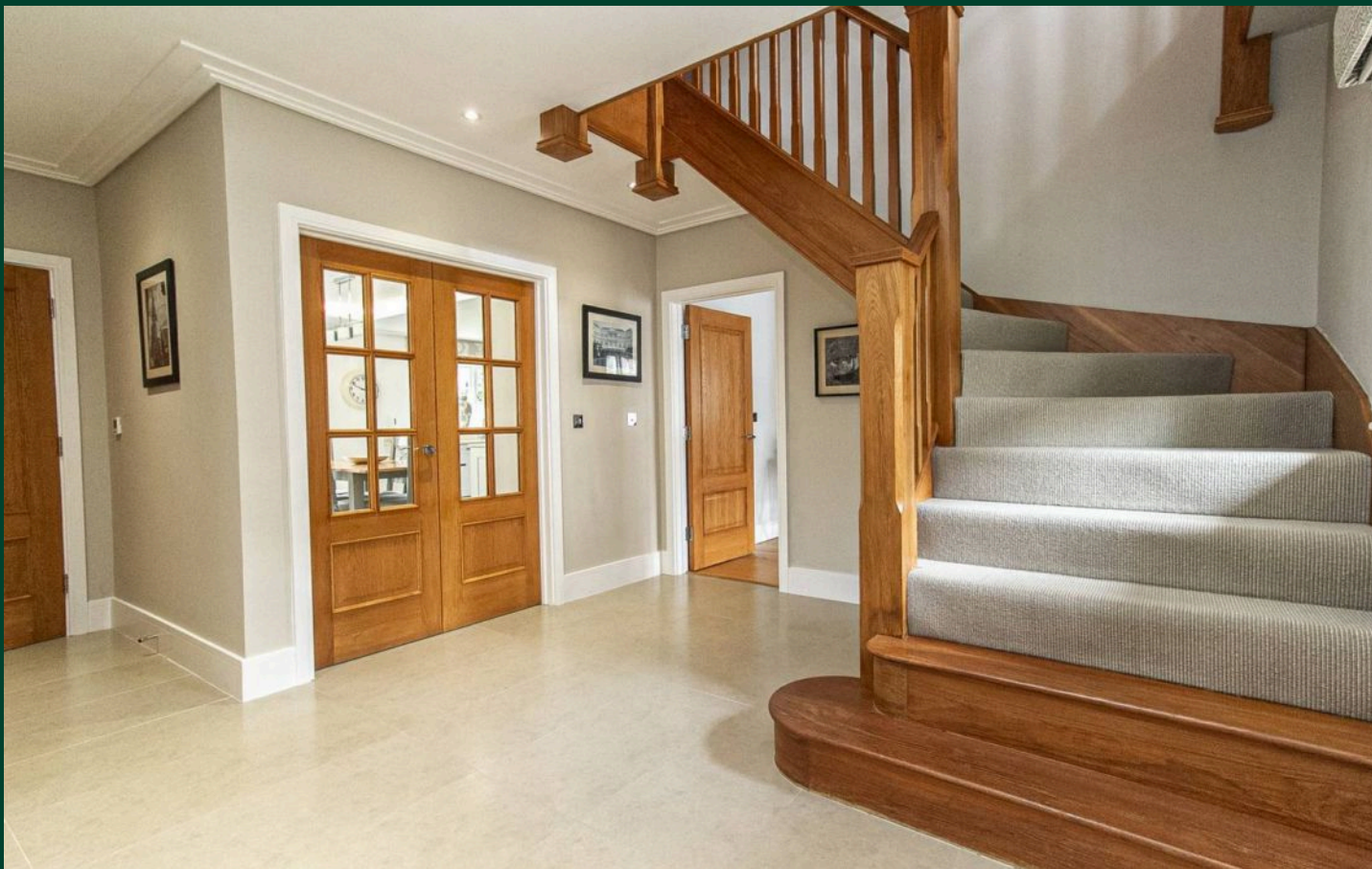


Selwood Robins Gardens

Fleet

McCarthy  
Holden

Guide Price £1,595,000



## Selwood Robins Gardens

Fleet

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- 2013 Berkeley Homes
- Dual aspect living room with feature fire place
- Private close of five homes
- Original showhome
- Underfloor heating throughout
- Just under quarter of an acre





## Property

Built in 2013 by Berkeley Homes and originally showcased as the development's flagship show home, this immaculate and substantial five-bedroom residence is set within an exclusive private close of just five homes. Occupying a delightful plot in one of Fleet's most sought-after areas, the property offers practicality for modern family living. Ideally positioned close to Fleet's mainline railway station and town centre, it provides the perfect balance of convenience, and exclusivity.

## Ground Floor

Upon entering, you are welcomed by a central hallway with a staircase rising to the first floor. Throughout the home, underfloor heating adds both comfort and luxury. To the left, a stylish dining room with a bay window features elegant oak flooring. A double glass-panelled door leads into the dual-aspect living room, a light and inviting space with French doors opening onto the garden and a charming fireplace providing a cosy focal point.

At the heart of the home lies the spacious kitchen/breakfast room, accessed via another double glass-panelled door. The kitchen features quartz worktops, a central island, and a range of integrated appliances including a Rangemaster cooker, fridge/freezer, and wine cooler. Expansive bi-fold doors open directly onto the garden.

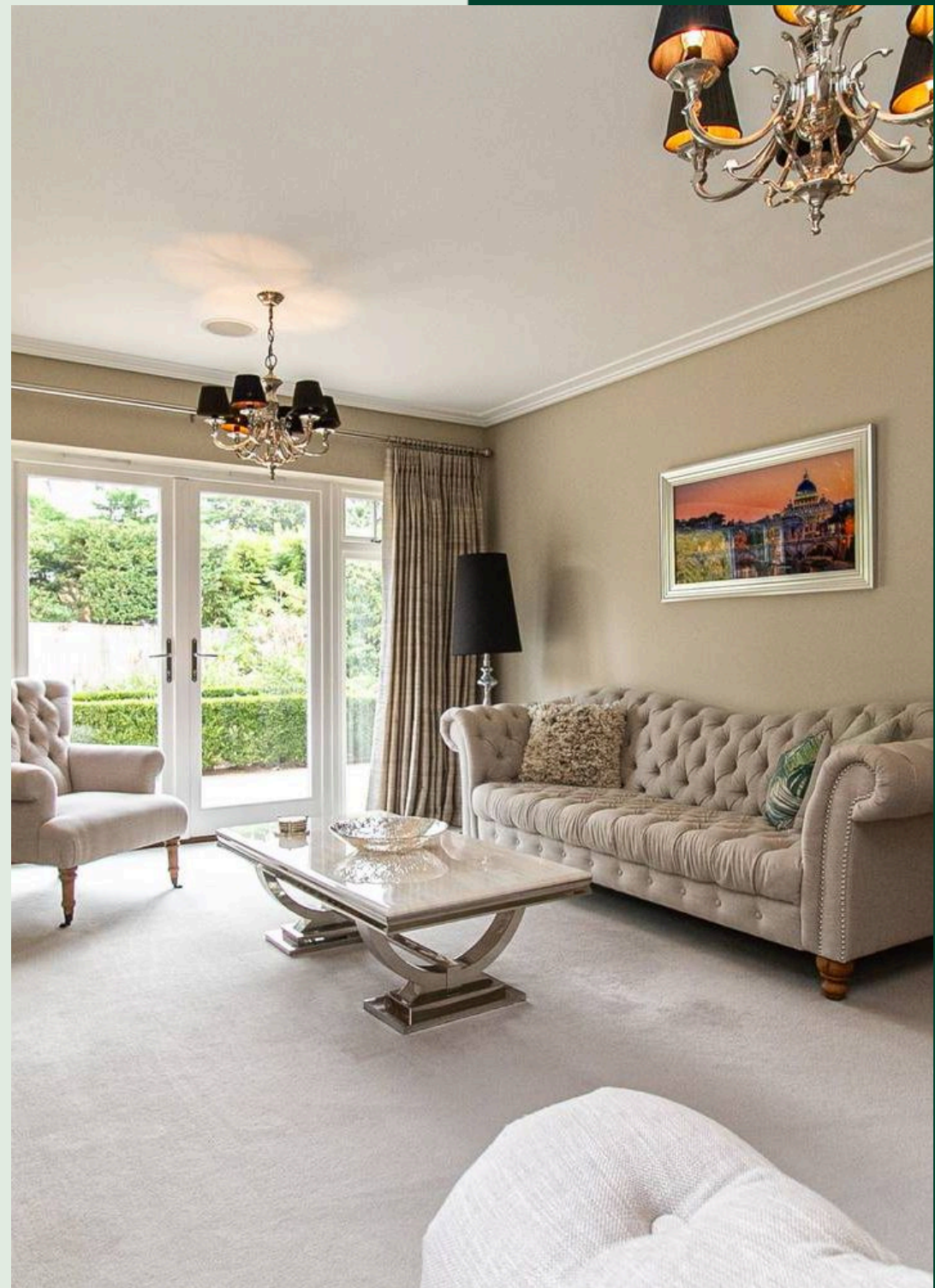
The ground floor is further complemented by a versatile family room, a convenient guest cloakroom and a utility room.

## First Floor

Upstairs, the property offers five well-proportioned bedrooms. The impressive principal suite features a Juliet balcony, a private dressing room accessed via a pocket door, and a luxurious four-piece en suite with twin basins. The second bedroom includes built-in wardrobes and its own en suite shower room, while the third also benefits from fitted wardrobes and a large bay window that floods the space with natural light. The fourth bedroom is generously sized, and the fifth is currently arranged as a study with bespoke fitted furniture, offering excellent versatility. A stylish four-piece family bathroom completes the accommodation on this floor.

## Outside

Externally, the property benefits from a spacious driveway leading to the home and a double garage. The rear garden, set on a generous quarter-acre plot, features an extensive paved patio area perfect for outdoor entertaining. The lawn and shrubbery are meticulously maintained, creating a beautifully manicured and private outdoor space. At the far end of the garden, a charming summer house captures plenty of sunlight, offering a versatile additional space.







# Robins Gardens, Fleet, GU51

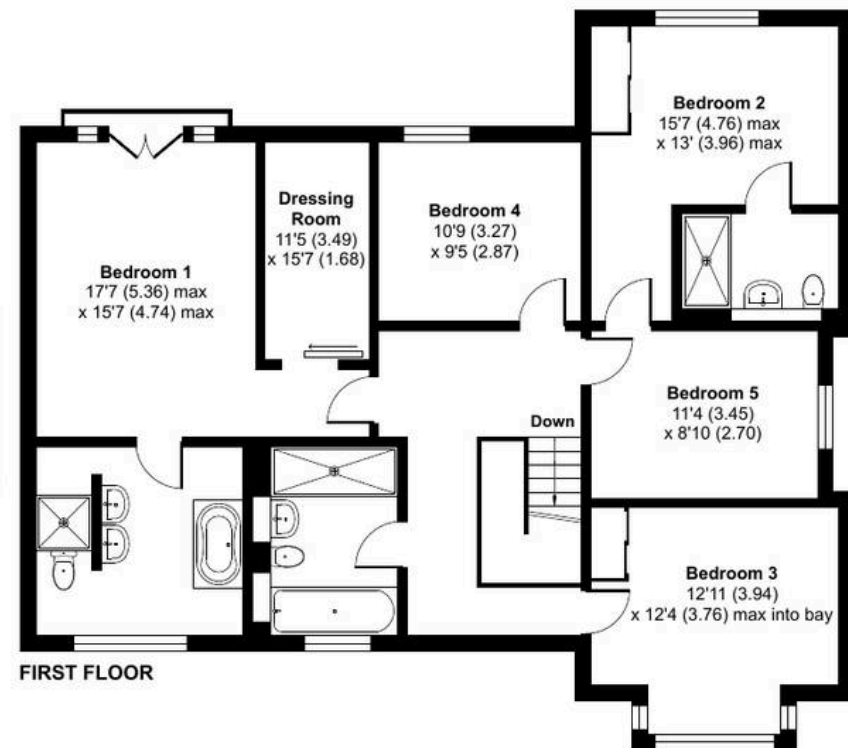
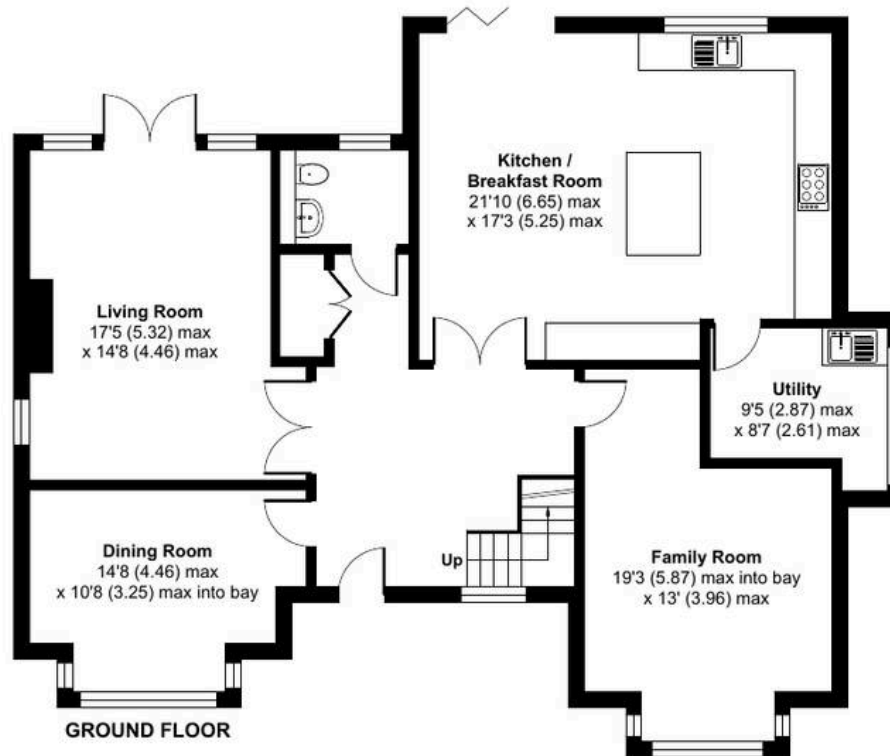
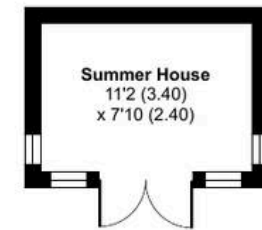
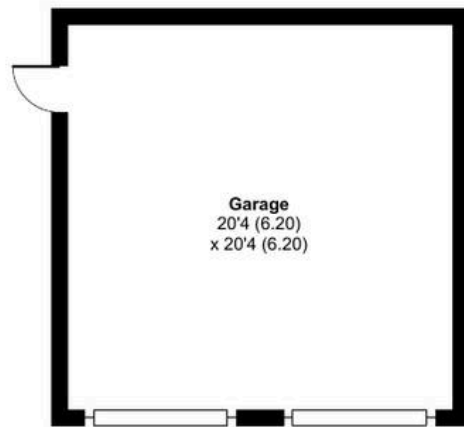
Approximate Area = 2503 sq ft / 232.7 sq m

Garage = 414 sq ft / 38.4 sq m

Outbuilding = 88 sq ft / 8.1 sq m

Total = 3005 sq ft / 279.2 sq m

For identification only - Not to scale









## McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • [fleet@mccarthyholden.co.uk](mailto:fleet@mccarthyholden.co.uk) • [www.mccarthyholden.co.uk/](http://www.mccarthyholden.co.uk/)