

# Sheepmoor Drive Five Bedroom Detached Family Home





## 6 Sheepmoor Drive, Fleet, GU51 1JB

### The Property

An immaculately presented five double bedroom detached family home in a secluded position on the extremely popular Elvetham Heath development in Fleet.

This beautifully decorated property offers flexible accommodation arranged over three floors.

### Ground Floor

On the ground floor is the front aspect living room with a beautiful Chesney fire and a front aspect dining room.

To the rear of the property is a stunning kitchen/breakfast/family room which is fitted with a superb range of Shaker style units including a central island/breakfast bar and a range of appliances including oven, hob, extractor fan, fridge, freezer, dishwasher and water softener. There are also French doors opening onto the garden area making this an ideal entertaining space.

A utility room and cloakroom complete the ground floor accommodation.

### First Floor

Three of the five bedrooms and the family bathroom with separate shower cubicle and under floor heating are located on the first floor.

The principal bedroom boasts a dressing room and an en-suite bathroom with a roll top bath and a separate shower plus under floor heating.

The further two bedrooms on this floor have fitted wardrobes.

### Second Floor

The remaining two bedrooms (one of which has fitted wardrobes) and a further shower room are situated on the second floor.

### Outside

To the front of the property is an area of lawn, driveway parking and double garage.

A particular feature of the property is the southerly facing rear garden which is enclosed with a mixture of hedging, trees and shrubs. There is a well-manicured shaped lawn and a generous shaped patio ideal for alfresco dining.

### 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 football pitch, 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, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.









































































# Sheepmoor Drive, Fleet, GU51

Approximate Area = 2495 sq ft / 231.7 sq m

Limited Use Area(s) = 142 sq ft / 13.1 sq m

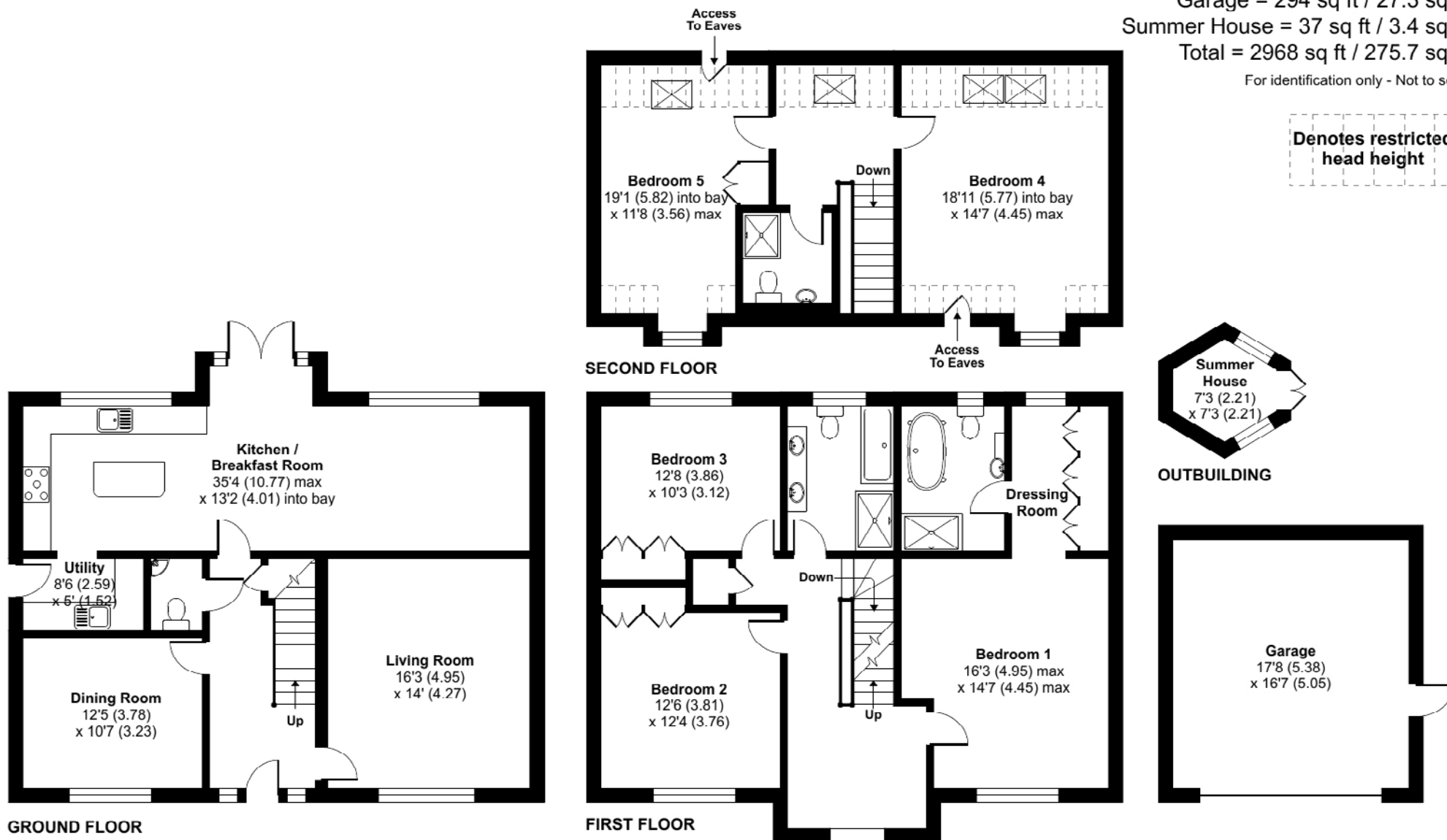
Garage = 294 sq ft / 27.3 sq m

Summer House = 37 sq ft / 3.4 sq m

Total = 2968 sq ft / 275.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 1044452















# 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 1JB. 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 (78)

### Local Authority

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

McCarthy  
Holden 

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