

# Oldwood Chase

## Three Bedroom Link-Detached Property



# Oldwood Chase, Southwood, Farnborough, GU14 0QS

## The Property

Situated in a quiet cul-de-sac in the popular Southwood estate near to Farnborough town centre, this three bedroom link-detached family home has been modernised throughout to create a sleek and comfortable living space.

## Ground Floor

On the ground floor is an entrance hallway, downstairs cloakroom, living/dining room, kitchen, utility room, and access to the garage. The kitchen features a breakfast bar, an array of eye and base level units with white worktops, and integrated appliances. Double patio doors open out to the rear garden. Leading off the kitchen is the separate utility room which houses ample storage, a washing machine, tumble dryer, washing basin, and door access to the back garden and single garage. At the front of the house is a generous sized living/dining room; perfect for indoor dining and entertaining.

## First Floor

To the first floor are three bedrooms, a family bathroom plus en-suite shower room to bedroom one. Bedrooms one and two also benefit from fitted wardrobes.

## Outside

The manicured rear garden has a patio area adjacent to the house and a grass lawn. A gate at the back of the garden leads out to Kennels Lane Recreational Ground. The front of the property offers a driveway for multiple vehicles, and a single garage for further parking or storage.

## Additional Information

Rushmoor Council Tax Band D

## Location

Oldwood Chase is located on the popular Southwood development in Farnborough. Within the development are many amenities and facilities including Southwood Infant School, Morrisons supermarket, petrol station, Nuffield Health Club, three pubs/restaurants, dentist, and GP surgery.

Access to the M3 brings Farnham, Fleet, Basingstoke and Camberley within easy reach. Mainline railway stations at both Farnborough and Fleet offer regular services to London Waterloo. Residents can also enjoy nearby leisure and shopping facilities as well as schools for all age groups, churches and health care services.



















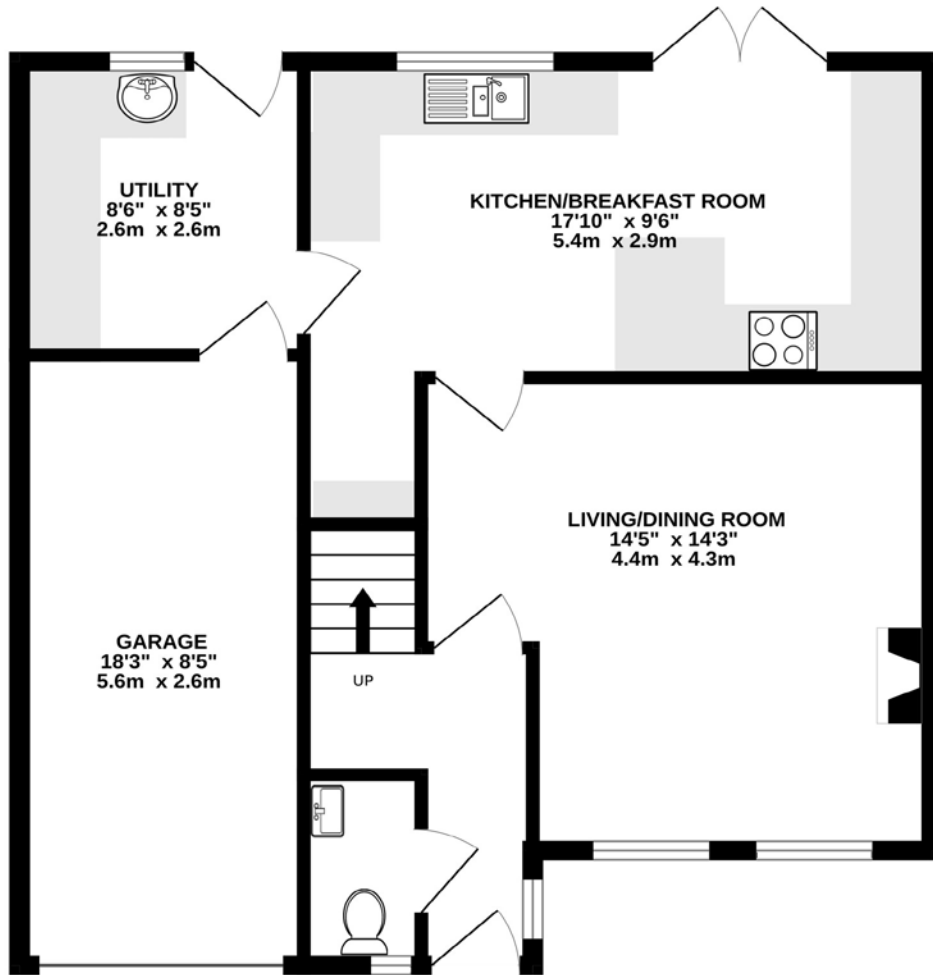




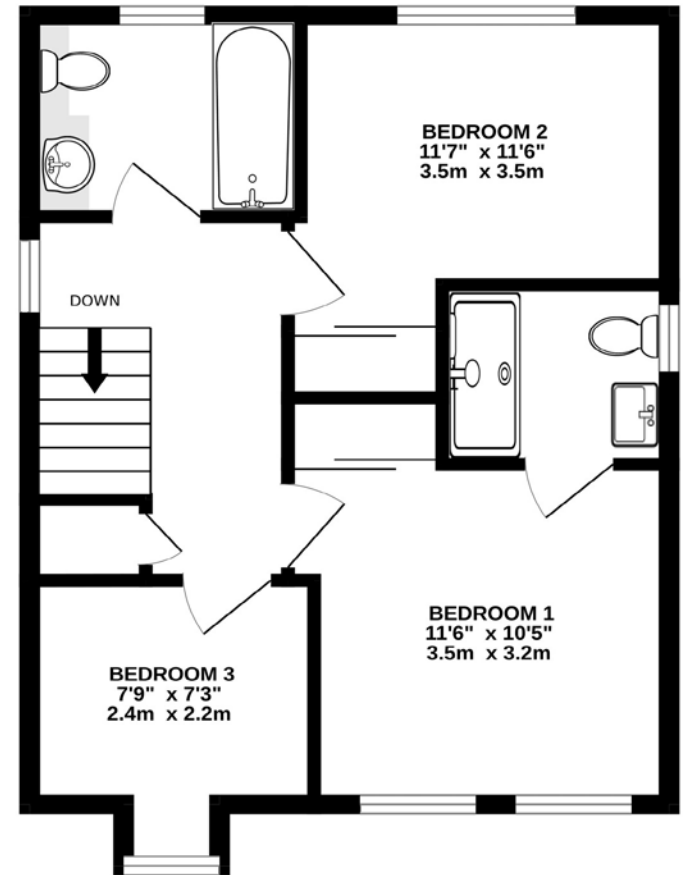




GROUND FLOOR



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



Fleet Rail Line



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).

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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.

Directions - Postcode GU14 0QS. 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 (72)

### Local Authority

[Rushmoor Borough Council](#)  
[Council Tax Band - D](#)

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