

Turbary Road, Elvetham Heath
Three Bedroom Detached Home



Turbary Road, Elvetham Heath, Fleet, Hampshire, GU51 1GR

The Property

Situated within the sought after development of Elvetham Heath, this three-bedroom detached home is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include an open plan kitchen/breakfast/dining area, an enclosed rear garden, driveway parking with a garage and no onward chain.

Ground Floor

Accommodation comprises of a spacious entrance hall leading to the light and airy living room with dual aspect windows and views of the Elvetham Heath nature reserve. The beautifully presented extended kitchen/breakfast/dining area has been finished to a high standard with counter tops and a range of fully fitted integrated appliances including double oven, electric hob, dishwasher, washer dryer and plenty of additional appliance space. The breakfast area offers a wonderful entertaining space and views over the rear garden. Access to the garden is through a set of sliding doors within this space and you gain access into the garage also within this room. The ground floor accommodation is finished with the downstairs W/C.

First Floor

Upstairs the property offers three good-sized bedrooms with built in wardrobes in one of the bedrooms. The light and airy main bedroom offers a refitted en-suite shower room, and the first-floor accommodation is finished with a refitted family shower room which offers toilet, sink and separate shower.

Outside

The garden has been landscaped to offer a fantastic entertaining space. Within this space you have a mixture of mature flowers 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 parking leading to a single garage. The front garden has a mixture of bushes and flowers which gives you extra privacy and also offers easy access and views of Elvetham Heath nature reserve.

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, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.

Additional Information

The tax band is E, and the local council is Hart.



























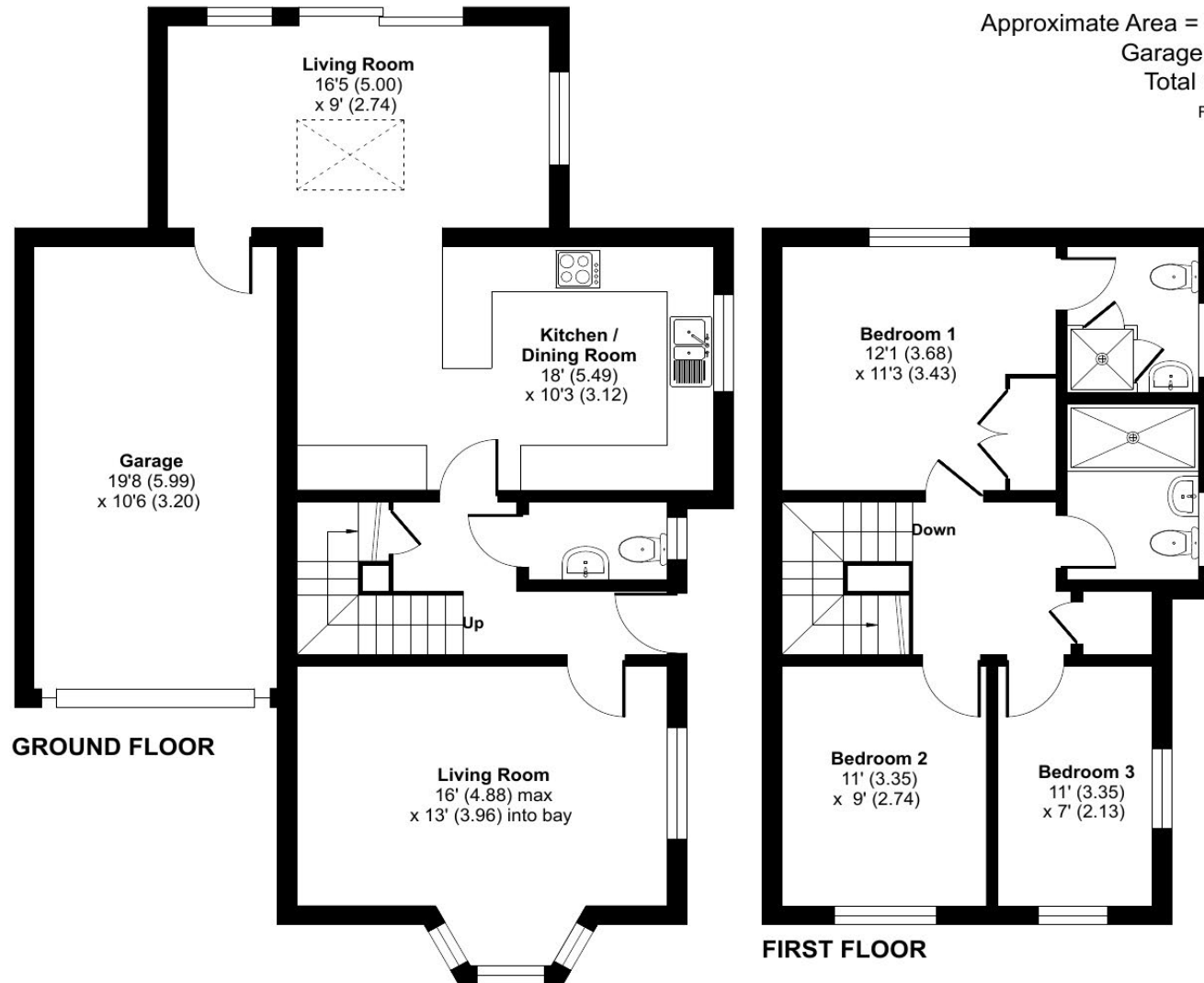
Turbary Road, Fleet, GU51

Approximate Area = 1161 sq ft / 107.8 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1368 sq ft / 127 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for McCarthy Holden. REF: 1192407

Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Elvetham Heath Pond



Fleet High Street



Fleet Train Station



Elvetham Heath School

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.

Services & Material Information

Water – Mains
Gas – Mains
Electric – Mains
Sewage - Mains
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - C (76)
Broadband Checker - <https://www.openreach.com/fibre-broadband>
Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>
Accessibility Accommodations - None

Directions - Postcode GU51 1GR. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 620640

Local Authority
Hart District Council
Tax Band E

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