



6 Moorhens, Fleet

Fleet

McCarthy  
Holden

Offers Over £850,000



## 6 Moorhens

### Fleet

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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Four Double Bedrooms
- Garage And Driveway Parking For Several Vehicles
- Two Bathrooms
- Open Plan Living Accommodation
- Views Over Edenbrook Country Park
- Two Seperate Reception Rooms And Utility





## The Property

This executive family home, built by Berkeley Homes to their highly regarded “Cole” design, occupies a desirable position siding directly onto Edenbrook Country Park within the sought-after Edenbrook development in Fleet. The property offers spacious and versatile accommodation, finished to a high specification and lovingly maintained by the current owners. The ground floor benefits from underfloor heating, with radiator heating to the first floor, together with double glazing throughout and solar panels.

## Ground Floor

The ground floor comprises an entrance hall, From here there is access to the cloakroom, stairs to first floor the two front aspect reception rooms. The separate dining room/ family room and a spacious sitting room both have beautiful bay windows allowing the natural light to flood to the rooms . To the rear of the home is the impressive open-plan kitchen/family/dining room, which forms the heart of the home. The kitchen is fitted with a contemporary range of wall and base level units, complemented by a central island with breakfast bar seating. There is ample space for a dining table and comfortable family seating, making this an ideal room for both everyday living and entertaining.

## First Floor

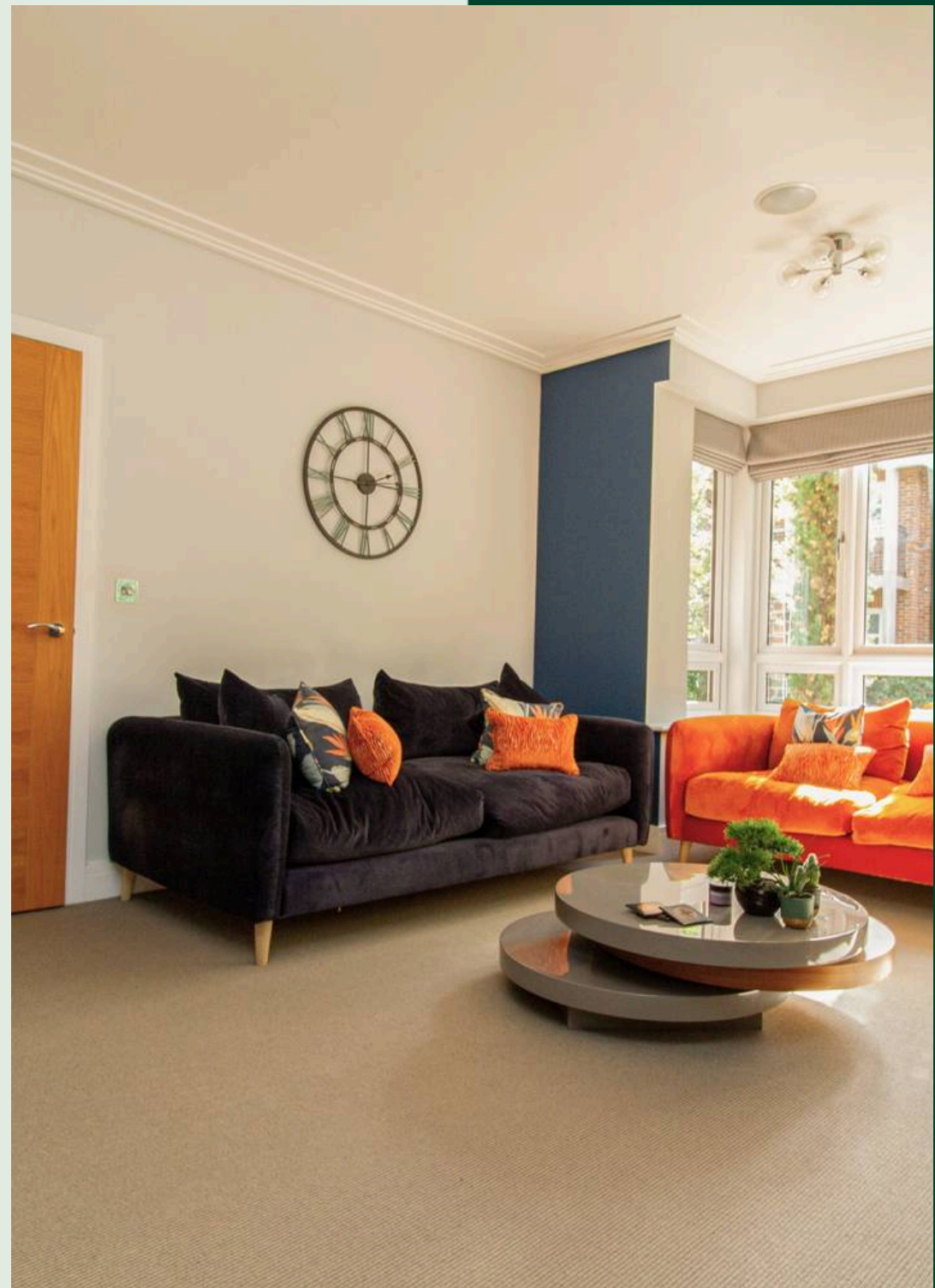
On the first floor are four well-proportioned double bedrooms. The principal bedroom benefits from a dressing room and a four piece ensuite, whilst the remaining bedrooms provide excellent flexibility for family, guests or home working. The accommodation is completed by a family bathroom.

## Outside

The beautifully landscaped private rear garden is a particular feature of the property, offering an excellent combination of entertaining and relaxation space. A generous paved terrace immediately adjoining the house provides an ideal setting for outdoor dining and entertaining, with the impressive garden room/conservatory opening directly onto the terrace. The remainder of the garden has been thoughtfully designed for ease of maintenance, with an attractive artificial lawn providing a lush green backdrop throughout the year. To the far end is a further paved seating area, creating a secluded spot for relaxing and enjoying the garden. The garden is enclosed by fencing and benefits from gated side access.

## Location

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





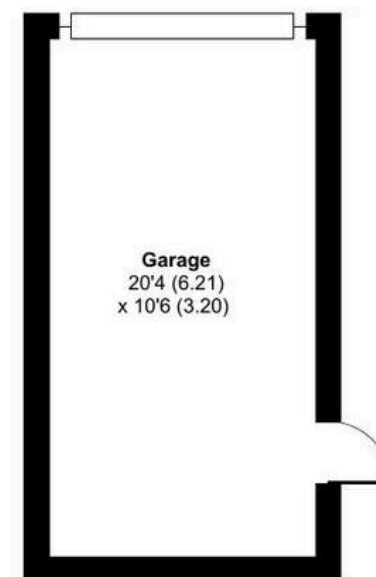
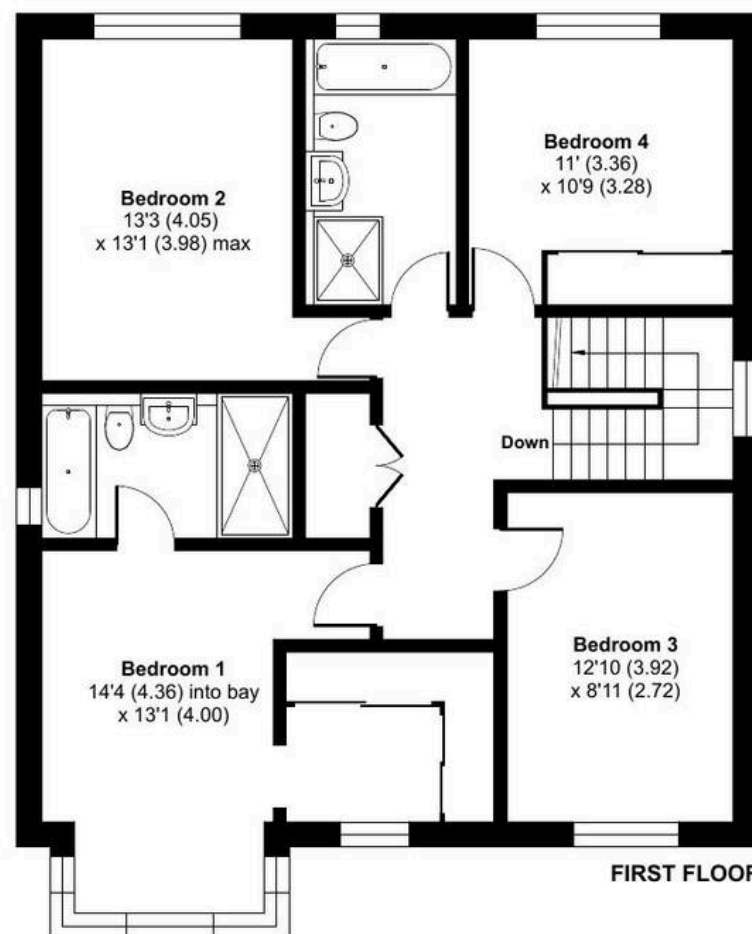
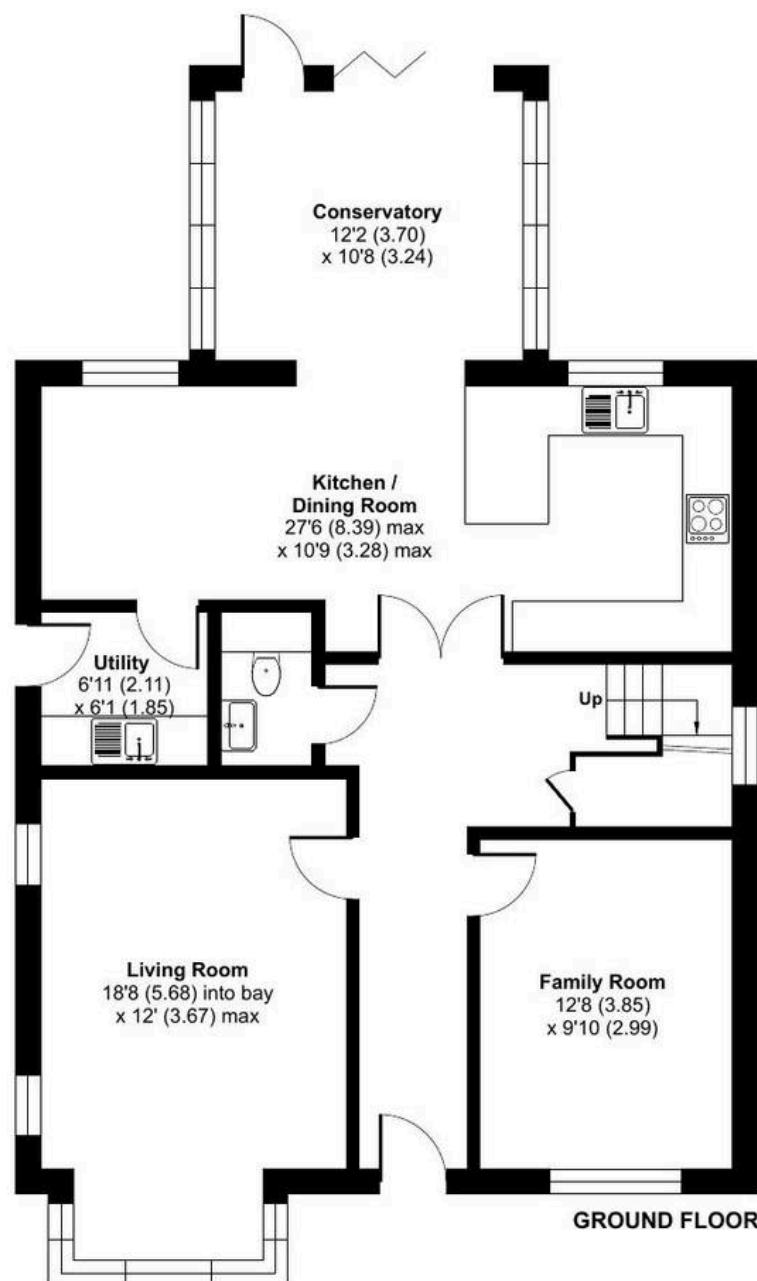
# Moorhens, Fleet, GU51

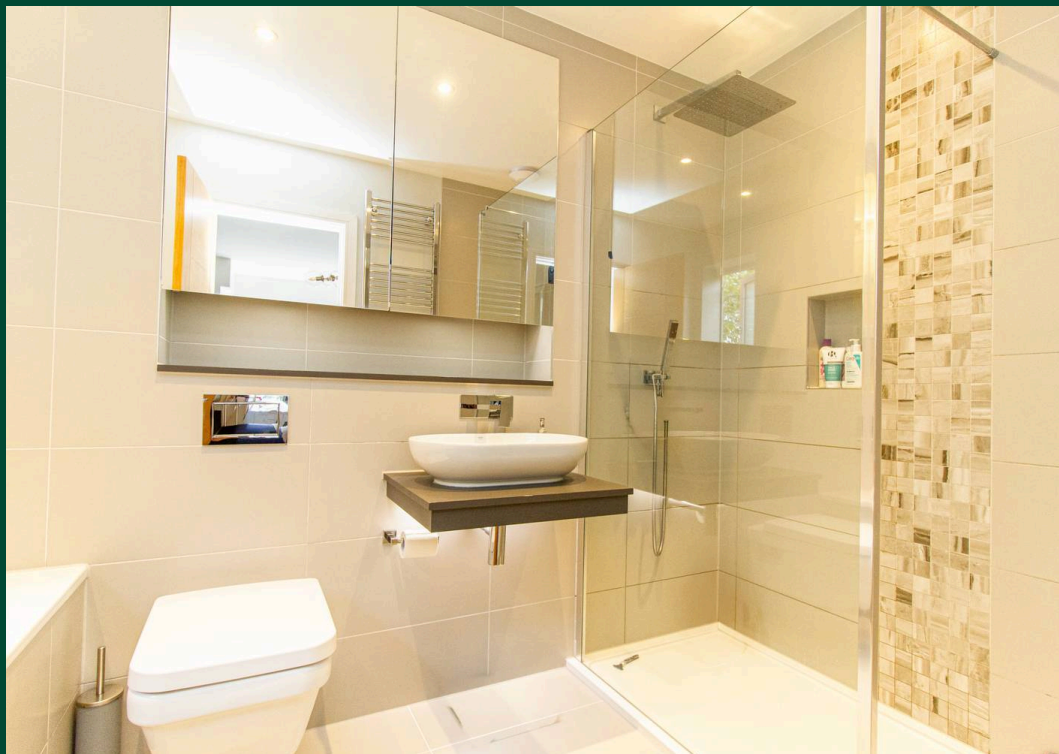
Approximate Area = 1873 sq ft / 174 sq m

Garage = 214 sq ft / 19.8 sq m

Total = 2087 sq ft / 193.8 sq m

For identification only - Not to scale







## McCarthy Holden Fleet

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