



27 Kingsley Square, Fleet

Fleet

McCarthy
Holden

Offers Over £900,000



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Fleet

This impressive six bedroom detached family home is situated within the highly sought-after Elvetham Heath development and offers spacious and versatile accommodation arranged over three floors. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Elvetham Heath Development
- Versatile Accommodation
- Open Plan Living Space
- Three Bathrooms
- Parking for Several Vehicles





The Property

This impressive six bedroom detached family home is situated within the highly sought-after Elvetham Heath development in Fleet and offers spacious and versatile accommodation arranged over three floors. The property provides approximately just over **2,300 sq ft of accommodation**, with a particularly spacious open-plan kitchen/living/dining room forming the main hub of the home. Further benefits include to further reception rooms, utility room, three bathrooms and driveway parking.

Ground Floor

The spacious entrance hall provides access to the principal living accommodation and stairs rising to the upper floors. The heart of the home is the impressive open-plan kitchen/living/dining room, providing an excellent space for both family life and entertaining. The kitchen is well equipped with a range of fitted units, work surfaces, integrated appliances and useful storage. The adjoining dining and living areas provide plenty of flexibility for furniture arrangements and benefit from a good level of natural light. Two separate reception rooms are positioned to the front of the property and could be used as a living room, family room or home office. The ground floor is completed by a useful utility room and cloakroom.

First Floor

The first floor provides five bedrooms, including bedrooms two and three which benefits from a en-suite shower room. The remainder of the bedrooms are served by the family bathroom.

Second Floor

The impressive principal bedroom occupies the second floor and provides a spacious and private retreat. The generous proportions allow for a comfortable seating area, while fitted wardrobes provide excellent storage. Velux windows flood the room with natural light and enhance the sense of space. The adjoining en suite is beautifully appointed, featuring a luxurious freestanding roll-top bath with shower, contemporary wash hand basin and WC. Attractive full-height tiling and a feature tiled wall create a stylish and relaxing finish, making this a particularly impressive principal suite.

Outside

To the front of the property is driveway parking providing space for several vehicles. The rear garden has been thoughtfully landscaped to provide an attractive and low-maintenance outdoor space. A generous paved terrace immediately adjoining the house provides an ideal area for outdoor dining and entertaining, with a further seating area

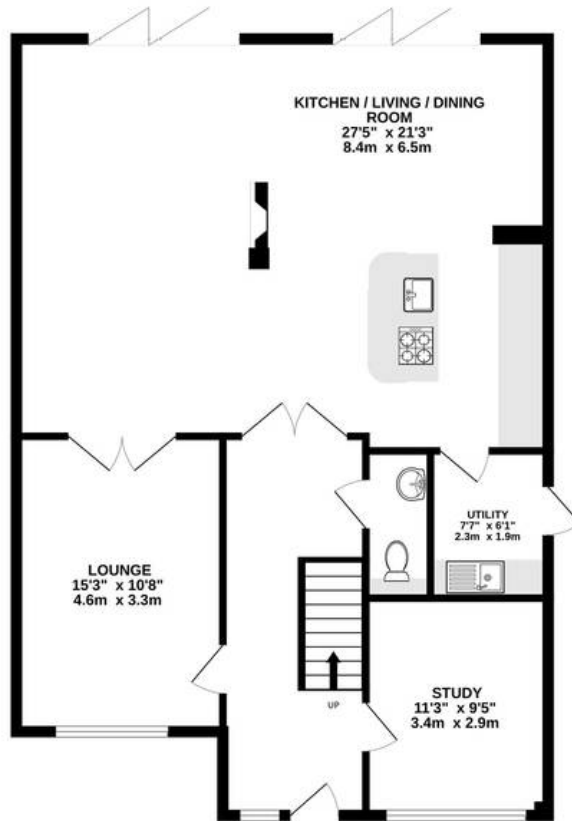




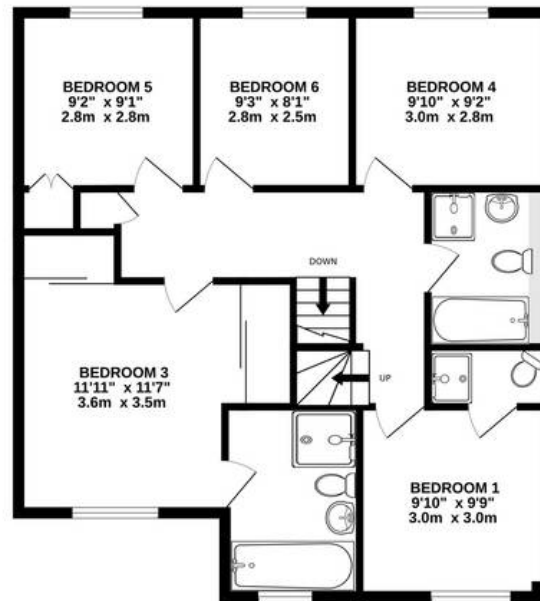




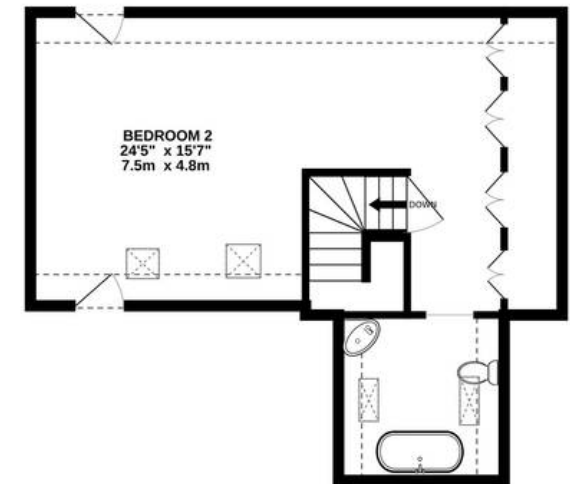
GROUND FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



2ND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 2323sq.ft. (215.8 sq.m.) approx.

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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