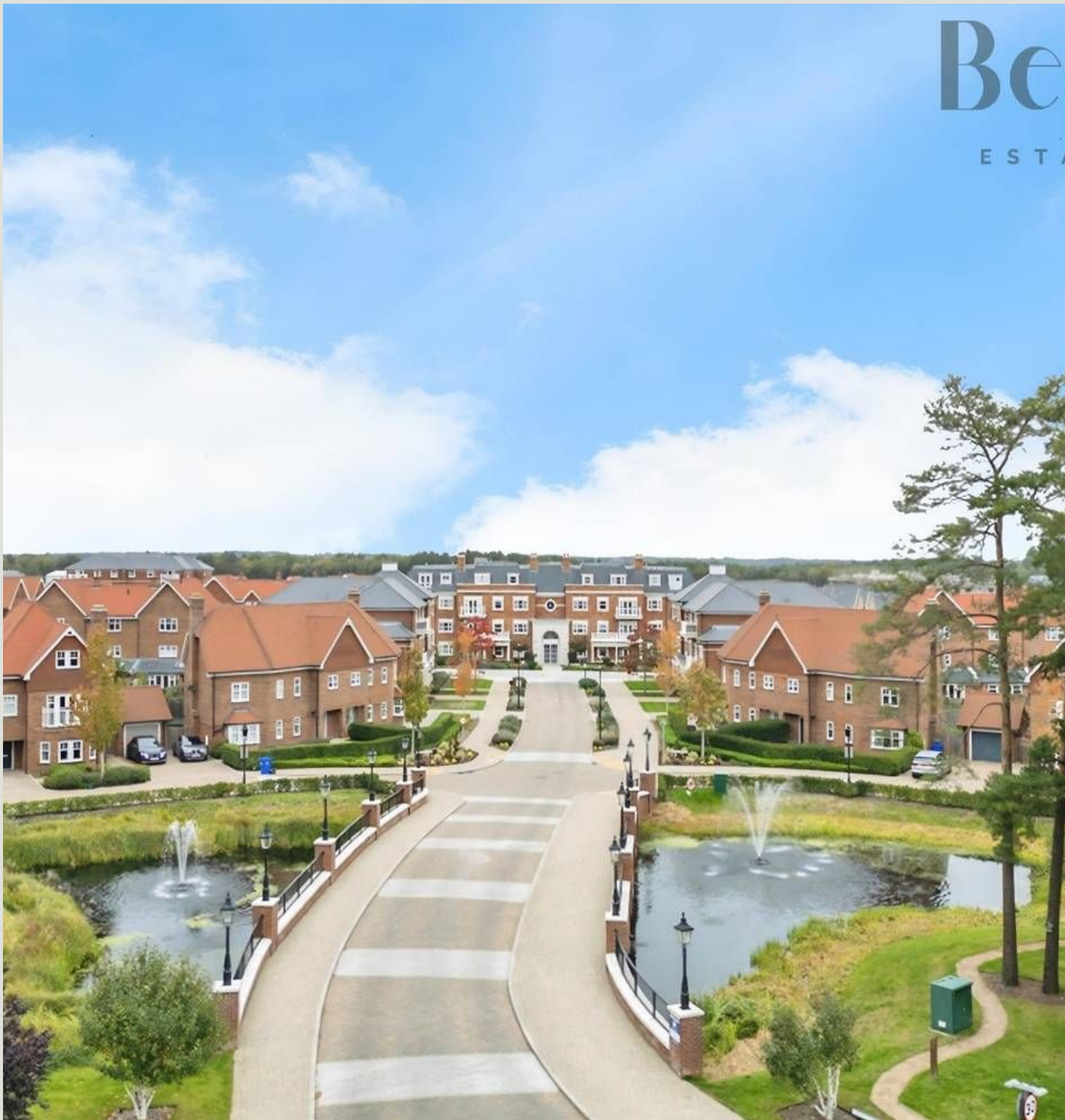




Bespoke
ESTATE AGENTS

3 Violet Heath, Fleet
£570,000



3 Violet Heath

Fleet, Fleet

Rare four-bedroom semi-detached home in sought-after Hartland Village, Fleet. Open-plan kitchen & family room, luxury principal suite, integral garage & private garden. Modern living at its finest.

- Set within Hartland Village – Fleet's landmark Berkeley development renowned for its tree-lined avenues, lake, and beautifully landscaped surroundings.
- Impressive entrance boulevard with bridge, fountains, and manicured greenery offering a truly memorable arrival.
- Stylish and spacious family home built to Berkeley's exacting standards with high-quality finishes throughout.
- Open-plan kitchen and family room spanning the width of the house, perfect for modern living and entertaining.
- Flexible living accommodation across three floors with up to four bedrooms or a first-floor lounge.
- Luxury principal suite with en-suite shower room and dressing area.
- Contemporary family bathroom and cloakroom, both finished with sleek fittings and neutral tones.
- Integral garage and driveway parking providing excellent convenience and storage.
- Private rear garden offering a peaceful outdoor retreat in this exclusive setting.
- Offered with no onward chain, providing a smooth and straightforward move into one of the most sought-after new villages in the South East.

Canopied Entrance Porch

Front door to entrance hall.

Hall

A welcoming entrance hallway providing access to the principal living spaces. There's a convenient cloakroom to the front and an internal door to the garage, as well as stairs rising to the first floor.

Cloakroom

A neatly fitted cloakroom featuring a wash hand basin and low-level WC, ideal for guests.

Kitchen/Family Room

19' 0" x 17' 5" (5.79m x 5.30m)

This impressive open-plan space spans the full width of the property, perfectly designed for modern family living. The contemporary kitchen area features an excellent range of fitted units, work surfaces, and integrated appliances, with ample room for dining and seating. French doors open directly onto the garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor living.

First Floor Landing

Window to side, doors to bedroom one and living room/bedroom 4, built in storage cupboard.

Bedroom 1

12' 2" x 10' 0" (3.71m x 3.05m)

A spacious double bedroom positioned to the rear of the property, featuring access to its own dressing room and en-suite shower room.

En-suite

Beautifully appointed with enclosed bath, shower screen and shower over, concealed cistern WC, and wash basin with vanity unit under, complemented by modern tiling and fixtures.

Dressing Room

10' 0" x 5' 3" (3.05m x 1.61m)

A luxury touch, providing ample fitted wardrobe space, leading directly from Bedroom 1.



Living Room/Bedroom 4

17' 7" x 12' 2" (5.36m x 3.71m)

A versatile dual-aspect room that can serve as a formal living room or an additional double bedroom. The large French window, with Juliet balcony to the front floods the space with natural light, making it ideal for entertaining, relaxing, or working from home.

Second Floor Landing

Connecting the second-floor rooms, with natural light from front and rear aspects and access to the loft space.

Bedroom 2

17' 7" x 9' 3" (5.36m x 2.82m)

A bright and generously sized double bedroom with a large window providing excellent natural light.

Bedroom 3

17' 7" x 9' 0" (5.36m x 2.74m)

Another substantial double bedroom, perfect for children, guests, or a home office, offering similar proportions to Bedroom 2.

Bathroom

Beautifully finished with a refined neutral palette, the family bathroom combines practicality with contemporary elegance. Large-format textured tiles and sleek cabinetry create a calm, spa-like feel, while the full-sized bath with separate double width shower cubicle with overhead shower and glass screen offers flexibility for both relaxing soaks and quick showers. A wall-hung WC and integrated vanity unit with inset basin maximise space and storage, complemented by brushed chrome fittings, a heated towel rail, and recessed lighting. Every detail has been carefully considered to deliver a crisp, modern finish that feels effortlessly luxurious.

Garage

20' 5" x 9' 8" (6.22m x 2.95m)

A generous integral garage with power and lighting, accessible from the hallway, offering secure parking or excellent storage potential.





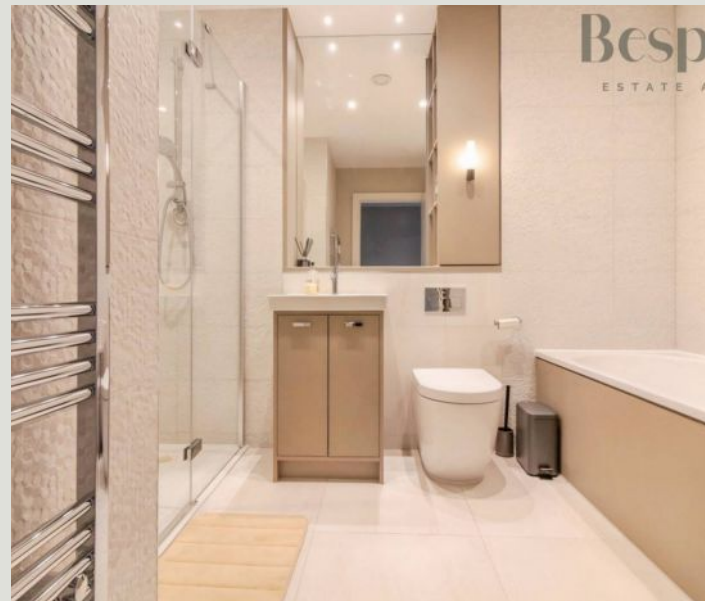
REAR GARDEN

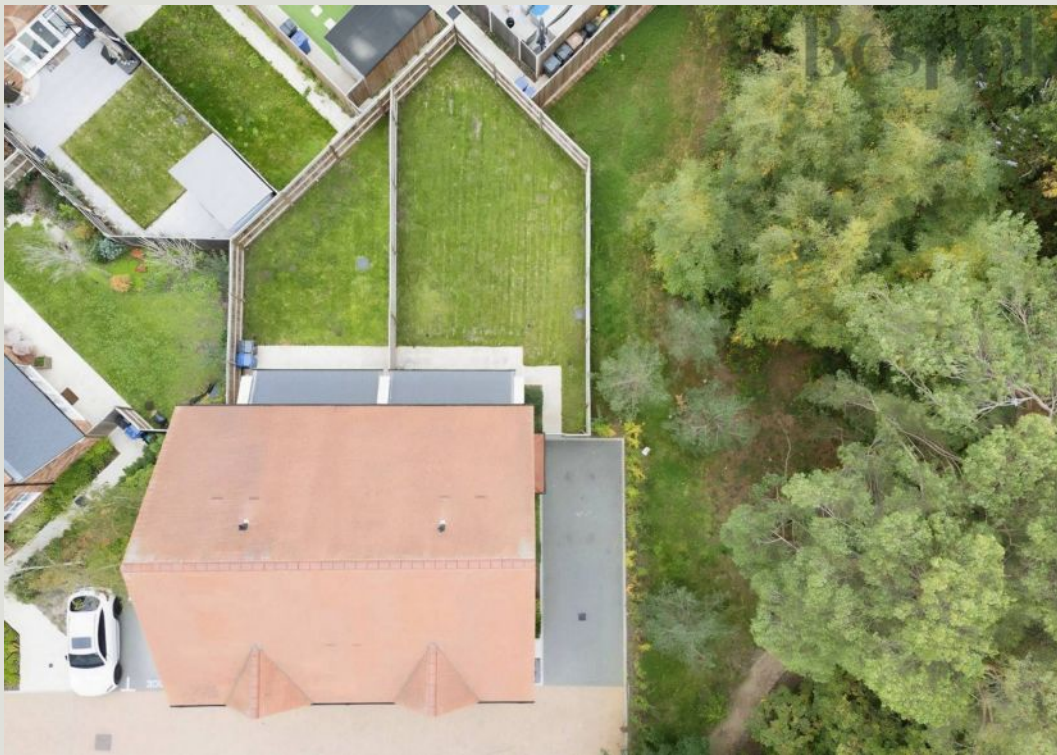
The rear garden is a true highlight of this home – a generous, neatly enclosed space that offers both privacy and potential. A paved terrace provides the perfect spot for outdoor dining or morning coffee, leading onto a well-kept lawn framed by close-board fencing for a secure and family-friendly setting. Beyond the fence line, mature woodland creates a natural backdrop that adds both tranquillity and a sense of seclusion. With excellent proportions and a peaceful outlook, the garden provides an inviting extension of the living space, ideal for relaxing, entertaining, or simply enjoying the calm of this beautiful development.

DRIVEWAY

2 Parking Spaces

To the front, the property benefits from a private driveway with parking for two cars and an integral garage, ensuring both convenience and practicality. There is also additional allocated visitors' parking within the development, enhancing accessibility for guests and family alike.





Ground Floor
Floor area 63.5 sq.m. (684 sq.ft.)



First Floor
Floor area 46.3 sq.m. (498 sq.ft.)



Second Floor
Floor area 46.3 sq.m. (498 sq.ft.)

Total floor area: 156.1 sq.m. (1,680 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io