

Avenue Road  
Five/Six Bedroom Detached Property







# Stoke D'Abernon, Avenue Road, Fleet, Hampshire, GU51 4NG

## The Property

With over 5,000 sqft and grounds of 0.7 of an acre, this extensive family home, built in the 1930s, has flexible accommodation over three floors and is located within the much sought after Blue Triangle of Fleet. The property is close proximity to Fleet town centre and Fleet mainline train station.

## Ground Floor

The original oak front door, set in an impressive oak beamed porch, leads you through glazed double doors into the large entrance hall, where the scene is very much set for this generous family home with space being the theme. The triple aspect living room is located to the left of the entrance hall where there is a log burner fitted into the original brick fireplace and double French doors leading out to the garden.

The sumptuous dining room is situated centrally off the hall and also has double French doors leading to the garden. To the right of the entrance hall is the study, downstairs cloakroom and vast open plan kitchen with dining and seating areas.

The kitchen boasts an excellent range of fitted units, including an integral dishwasher and two electric ovens with a seven burner Stove. Off the kitchen there is a further double aspect reception room, large utility room, rear lobby with built in floor to ceiling cupboards leading to the back door with oak porch and an additional downstairs cloakroom with shower.

## First Floor

The original wood panelled staircase (with understairs storage room) leads to a spacious first floor landing. The double aspect master bedroom has a walk-in dressing area with floor to ceiling fitted cupboards and a huge en-suite bathroom. There are a further four double bedrooms, two of these are also double aspect and have en-suite bathrooms. There is an additional family bathroom, airing cupboard and further storage cupboards. Bedrooms one and two have beautiful balconies overlooking the stunning rear garden.

## Second Floor

From the first-floor landing, another staircase leads to the second floor, where to the left there is flexible living accommodation, currently used as an office/ snug leading into a sixth bedroom and on the right, a vast walk-in loft space.

## Outside

The property has a beautiful, well-manicured, south-west facing rear garden. Spanning the back of the property is an original tiled patio and a raised decking area bordered by low-level shrubs and planters and incorporating a water feature. The back and left-hand side of the plot is laid to lawn with additional seating areas, shrub borders, mature trees, and wood panel fencing. A laurel hedge to the right-hand side of the plot hides a large potting/composting area with two sheds. A third shed with power supplied sits behind the garage. At the property entrance, a five-bar wooden gate opens on to the gravel driveway, which

curves round the front of the property to the double garage with generous loft space. The driveway can easily accommodate several vehicles. Mature shrub borders nestle against the property, whilst across the drive is laid to lawn with mature trees and bushes. A slate path leads to a side gate giving access to the road.

## Additional Information

### Council Tax Band G

### Location

The Blue Triangle, a highly desirable area, is located minutes from Fleet town centre. 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, schools for all age groups, churches of various denominations and multiple health care services. Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).











































# Stoke Dabernon, Avenue Road

Approximate Area = 4485 sq ft / 416.6 sq m

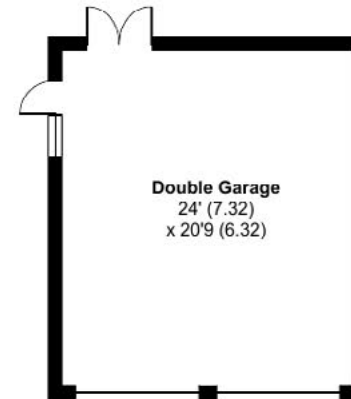
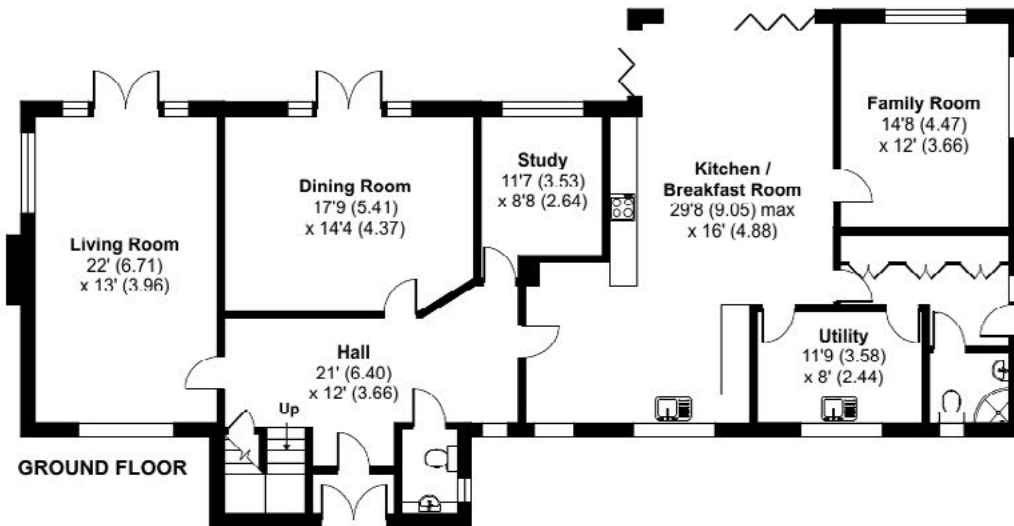
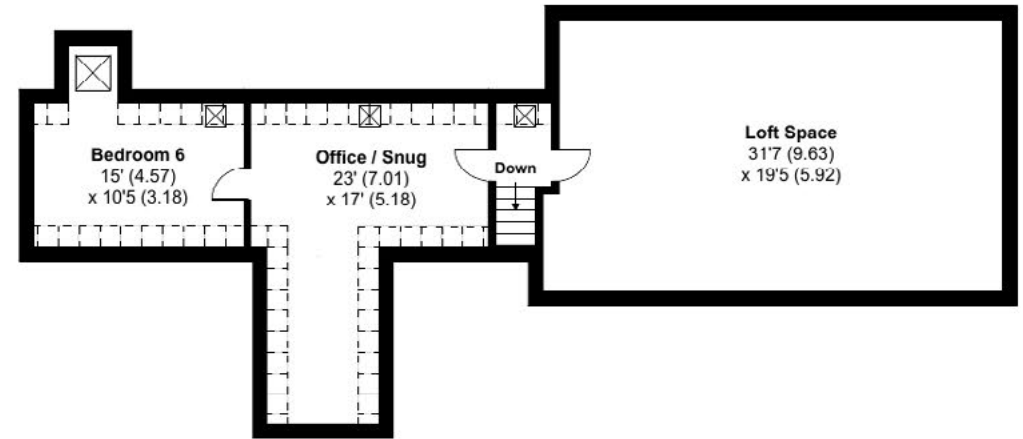
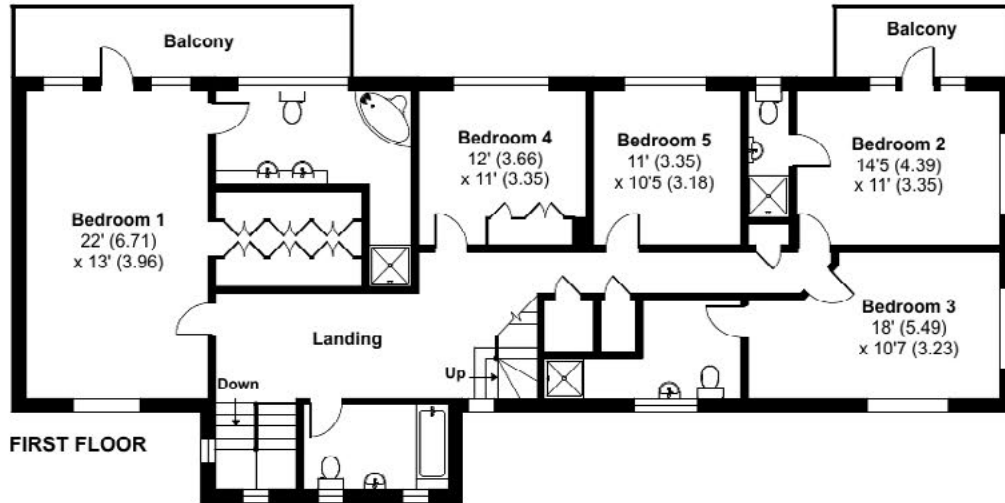
Limited Use Area(s) = 87 sq ft / 8.1 sq m

Garage = 500 sq ft / 46.4 sq m

Total = 5072 sq ft / 471.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for McCarthy Holden. REF: 1123584



# Places of interest

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



Fleet Pond



Basingstoke Canal



Basingstoke Canal



Fleet Mainline Railway Station



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 GU51 4NG. 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 (71)

### Local Authority

[Hart District Council](#)  
[Council Tax Band - G](#)



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