

Pyestock Way
Five Bedroom Detached Property



6 Pyestock Way, Fleet, Hampshire, GU51 3GQ

The Property

This extremely well proportioned property offers in excess of 2,600 sq. ft. of accommodation and is situated at the entrance to the attractive new Hartland Village development in Fleet.

Ground Floor

The accommodation is arranged over three floors with double doors from the entrance hallway opening into the attractive double aspect living room with bay window to the front and feature fireplace. To the rear of the ground floor is a superb kitchen/dining/family room which is light and airy with sky light windows and French style doors to the garden. The kitchen area is fitted with a good selection of gloss units, breakfast bar and a range of integrated appliances including oven, hob, extractor fan, fridge, freezer, dishwasher and washing machine. There is a utility room off the kitchen and a cloakroom off the hallway.

First and Second Floor

Three bedrooms are situated on the first floor, all with en-suite facilities. Bedroom one also has a dressing room and a Juliet balcony whilst bedroom two has a dressing area with good range of wardrobe cupboards. There is also a study located on this floor.

The remaining two generous bedrooms are on the second floor, both with en-suite facilities.

Outside

There is a good size rear garden which is enclosed with panel fencing and is laid with a large patio area and an artificial lawn. The property further benefits from a single garage and driveway parking.

Additional Information

There is a £1,500.00 per annum service charge

Location

The property sits at the entrance to Hartland Village and overlooks the attractive pond and fountain. The location of Hartland Village is ideal for the commuter with both Fleet and Farnborough mainline railway stations within easy access as well as the M3 motorway which links to the M25.

Fleet town centre offers comprehensive shopping and leisure facilities, bars and restaurants, schools for all age groups, churches of various denominations and various health care services.

















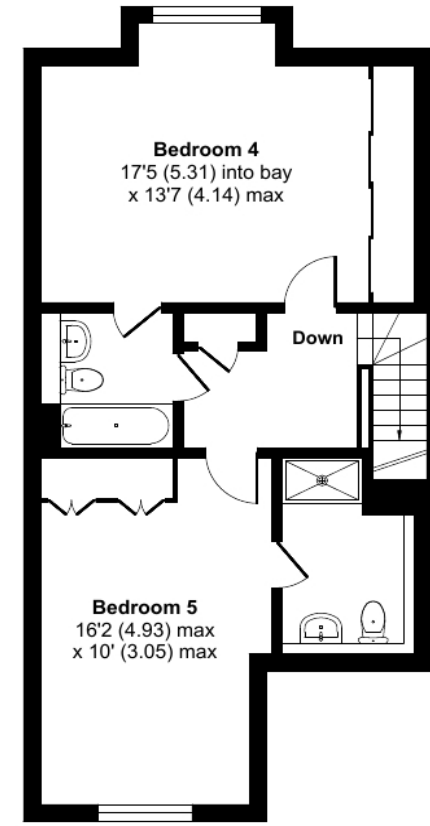
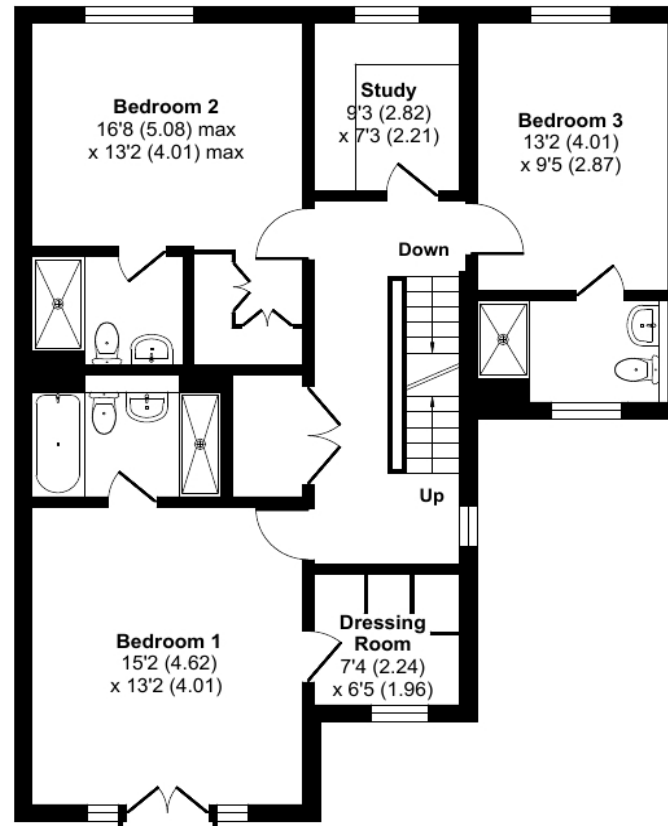
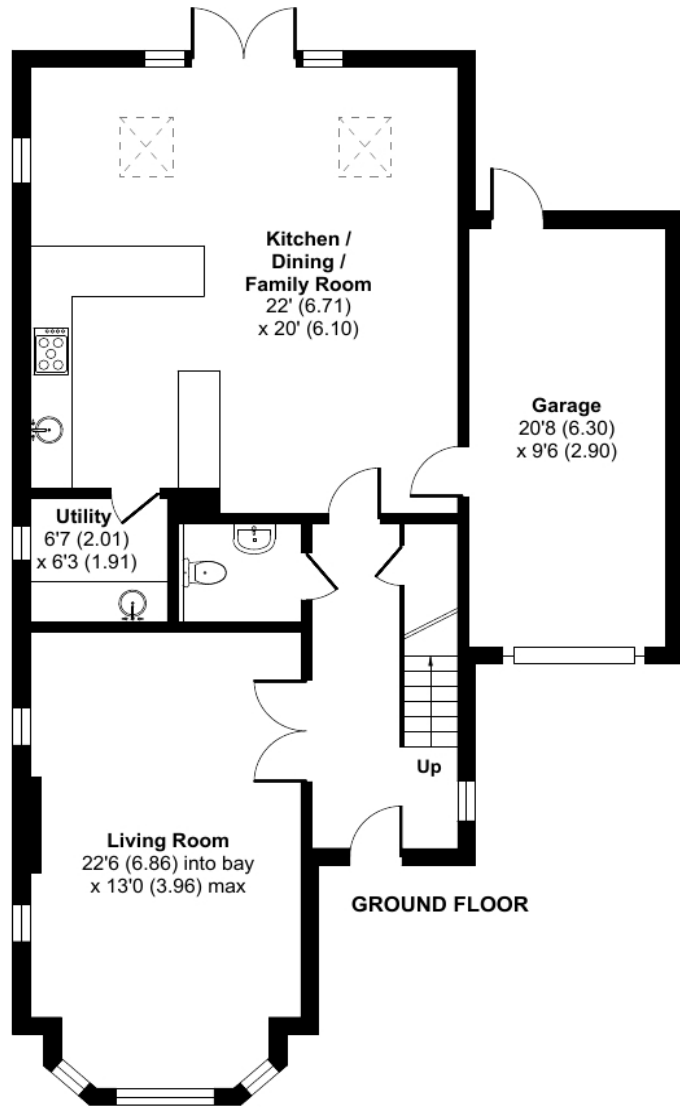












Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for McCarthy Holden. REF: 820019







Places of interest

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



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Fleet Pond/Fleet 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).

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.

Directions - Postcode GU51 3GQ. 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. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas Central Heating

EPC Rating - B (86)

Local Authority

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

McCarthy
Holden 

www.mccarthyholden.co.uk