

Reading Road North  
Four Bedroom Family Home





# Reading Road North, Fleet, Hampshire, GU51 4HR

## The Property

This beautifully presented detached family home sits on a mature plot exceeding 0.3 acres in the sought-after Blue Triangle. It boasts easy access to Fleet town centre, train station, and excellent schools.

The property is offered for sale in excellent decorative order and has undergone much improvement internally. The current owners have also extended the property to give well balanced accommodation over two floors.

## Ground Floor

The ground floor features a charming living room with a fireplace, bi-folding doors seamlessly connect the living room to the dining room, ideal for entertaining. A dedicated study provides a quiet space for work or relaxation.

The modern kitchen/breakfast room is fully equipped for culinary delights and opens onto a sunny conservatory with garden views. A convenient utility room and a spacious double garage complete the ground floor.

## First Floor

The first floor offers four bedrooms with bedroom one benefitting from a re-fitted shower room and built-in wardrobes. The remaining bedrooms on this floor are all doubles and are served by an additional family bathroom.

## Outside

The rear garden has been landscaped to an extremely high standard with a large decked area extending the width of the property and to the side. There is an abundance of shaped beds planted with shrubs and plants as well as mature trees. In addition there is a wood fired hot tub which the current owners intend to leave.

To the front is a driveway offering parking for several vehicles leading to double garage.

## Location

The Blue Triangle area of Fleet is ideally situated for Fleet town centre with its extensive shopping and leisure facilities, restaurants, bars and coffee shops, infant, junior and senior schools and churches of various denominations.

Fleet mainline railway station is close by and offers services to London Waterloo from 43 minutes whilst Junction 4a of the M3 motorway is a short drive away. The historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are easily accessible.

























































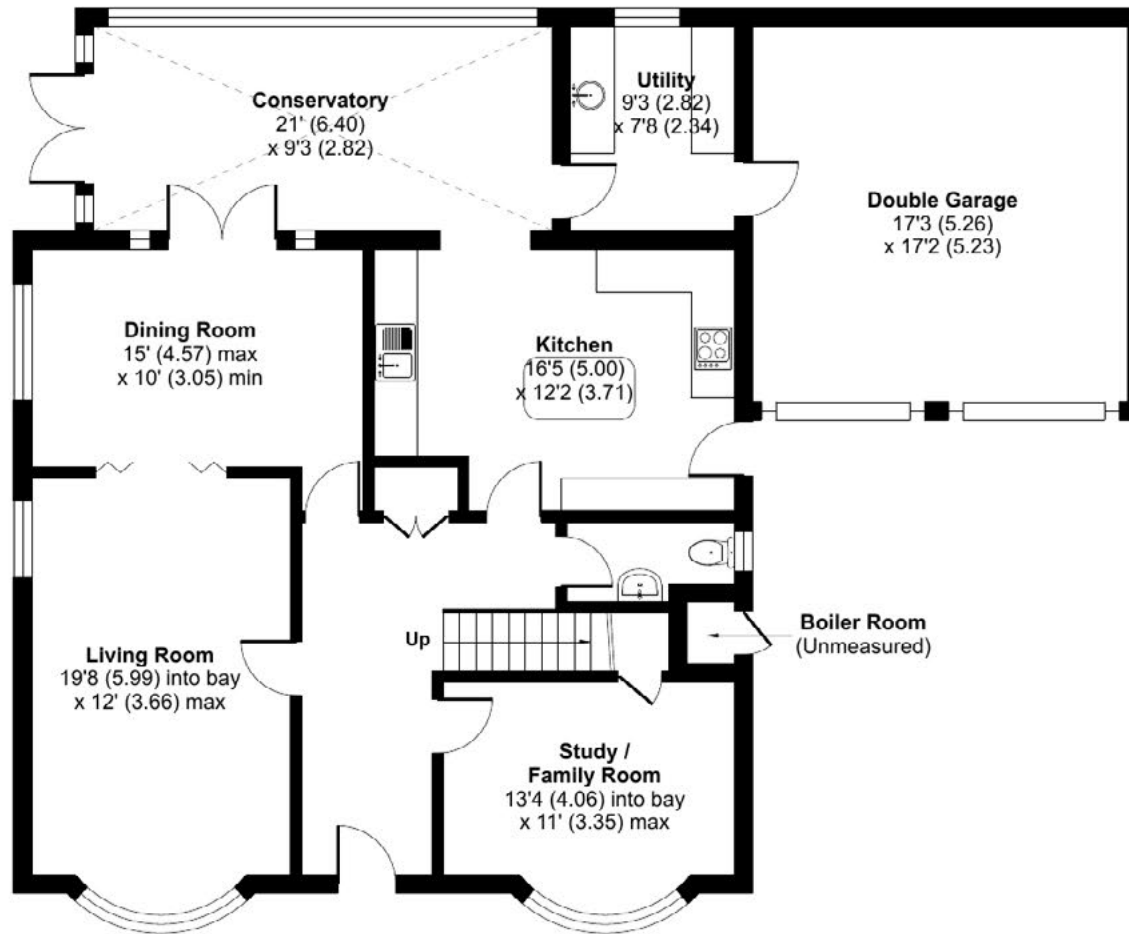
# Reading Road, Fleet, GU51

Approximate Area = 2149 sq ft / 199.6 sq m (excludes boiler room)

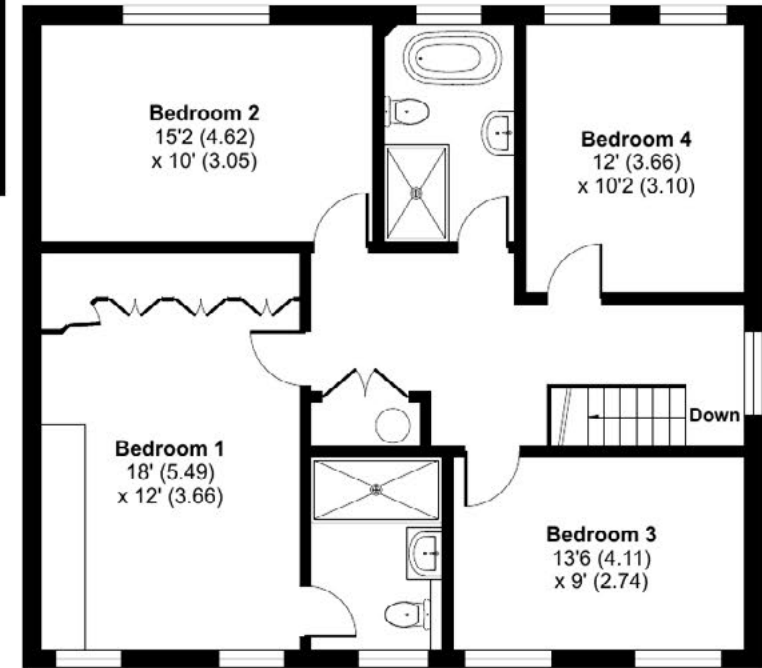
Outbuilding = 295 sq ft / 27.4 sq m

Total = 2444 sq ft / 227 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for McCarthy Holden. REF: 1152981



















# Places of interest

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



Fleet Pond/Nature Reserve



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



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 4HR. 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/Under Floor Heating  
EPC Rating - C (69)

### Local Authority

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

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