

Reading Road South
Four Bedroom Detached Property



Reading Road South, Fleet, GU52 7TD

The Property

A stunning character property, built circa 1923, on almost 0.5 acres, located within close proximity to Fleet town centre, Fleet mainline station, Court Moor Secondary School, and Heatherside Junior and Infant schools.

Ground Floor

The entrance features a covered porch leading into a hallway with stairs to the first floor and a storage cupboard underneath. The sitting room boasts a front-facing bay window, a fireplace, and doors to the garden. The dining room also features a bay window and a beautifully hand-carved fireplace. The kitchen includes eye and base level units, an inset ceramic sink, a built-in double oven, a hob, and an extractor fan.

The ground floor also offers a family room, a breakfast room, and a cloakroom.

First Floor

Upstairs, there are four spacious bedrooms and a refurbished family bathroom. Bedroom one includes built-in wardrobes, dual-aspect windows, and a luxurious four-piece en-suite bathroom.

Outside

A highlight of this property is the south-east facing rear garden, which is fully enclosed with fencing and has side access. The garden extends approximately 200 feet in length and features a decking area, several patios, well-established borders with mature shrubs and plants, a wild-flower garden, and a natural woodland area with mature trees at the far end.

The driveway offers ample off-street parking and leads to a detached double garage, with an additional garage on the other side of the property.

Set back from the road, the front of the property is bordered by evergreen hedges enclosing the garden.

Additional Information

Hart District Council Tax Band F

Location

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 various 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).



















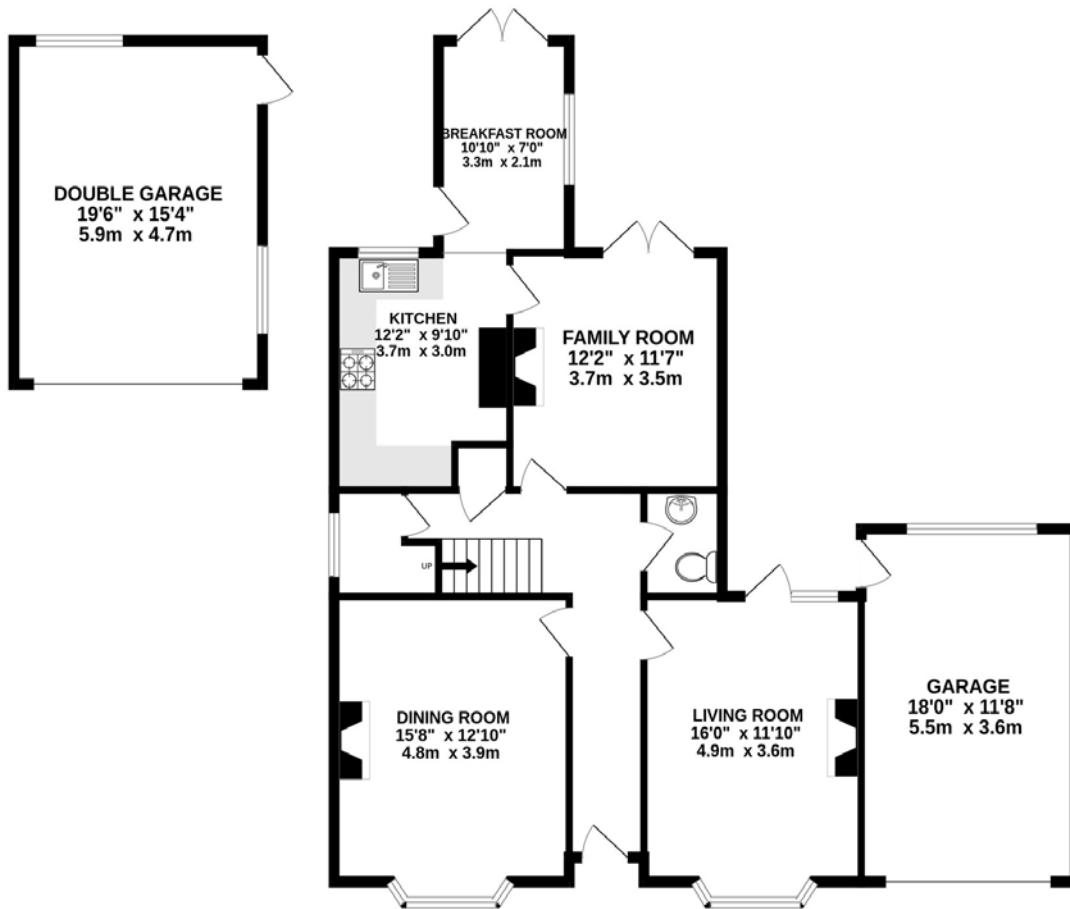




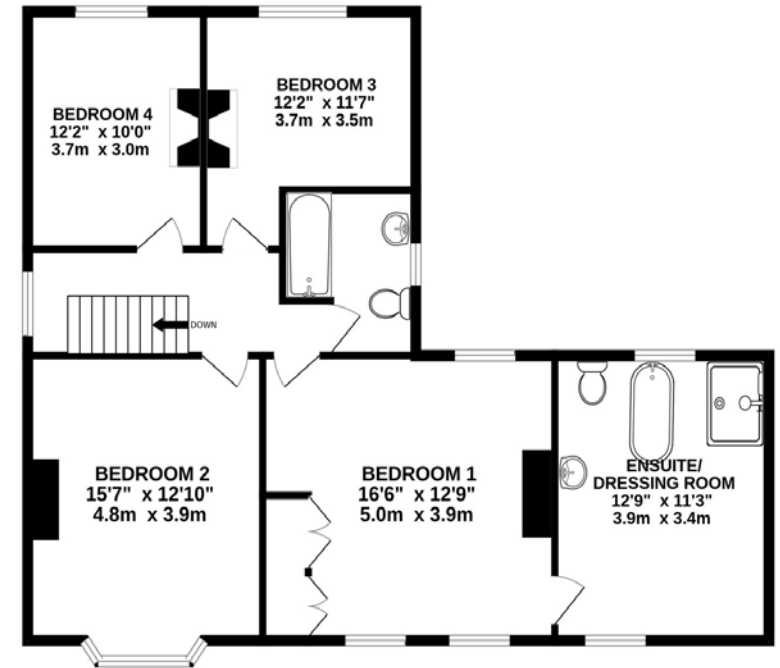




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2210sq.ft. (205.3 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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Places of interest

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



Fleet Pond



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).

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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 GU52 7TD. 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 - D (68)

Local Authority

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

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