

Waverley Avenue
Five Bedroom Detached Property



Waverley Avenue, Fleet, GU51 4NW

The Property

A substantial, detached property sitting on a plot measuring 0.65 acres in the Blue Triangle area of Fleet, close to the mainline station and town centre. The property has been extended to offer generous and flexible accommodation over two floors including a double storey annexe.

Ground Floor

In the main house there is a large and welcoming entrance hallway with stairs to first floor, a cloakroom, living room, kitchen, and annexe accommodation. The front and side aspect living room has a feature brick fireplace and wood burning stove and is open to the impressive dining/family room which is flooded with light from its many windows and bi-fold doors that open onto the garden. Adjacent to the dining/family room is the kitchen which is fitted with a comprehensive range of Shaker style units and integrated appliances including hob, extractor, oven, fridge and dishwasher.

First Floor

On the first floor are five bedrooms and a family bathroom with bedroom one befitting from en-suite facilities.

Outside

To the front of the property is driveway parking for several vehicles leading to the garage. The garden extends to the front, side and rear of the property and is beautifully landscaped with a patio extending the full width of the house, large areas of lawns and an abundance of established and specimen trees, shrubs and plants. There is also a large insulated outbuilding/office which has power and light plus there are two additional garden sheds which are ideal for storage.

Annex

The two storey annexe is accessed off the hallway of the main house and comprises a living room with doors opening onto the garden, a kitchen/breakfast room with a selection of eye and base units plus integrated oven, hob, extractor, fridge and dishwasher. Next to the kitchen is a utility room with door to the garden. On the ground floor there is a bedroom with en-suite facilities.

A staircase in the annexe gives access to the first floor where there is an open plan study and a second bedroom plus a bathroom.

Additional Information

Hart District Council Tax Band G

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).































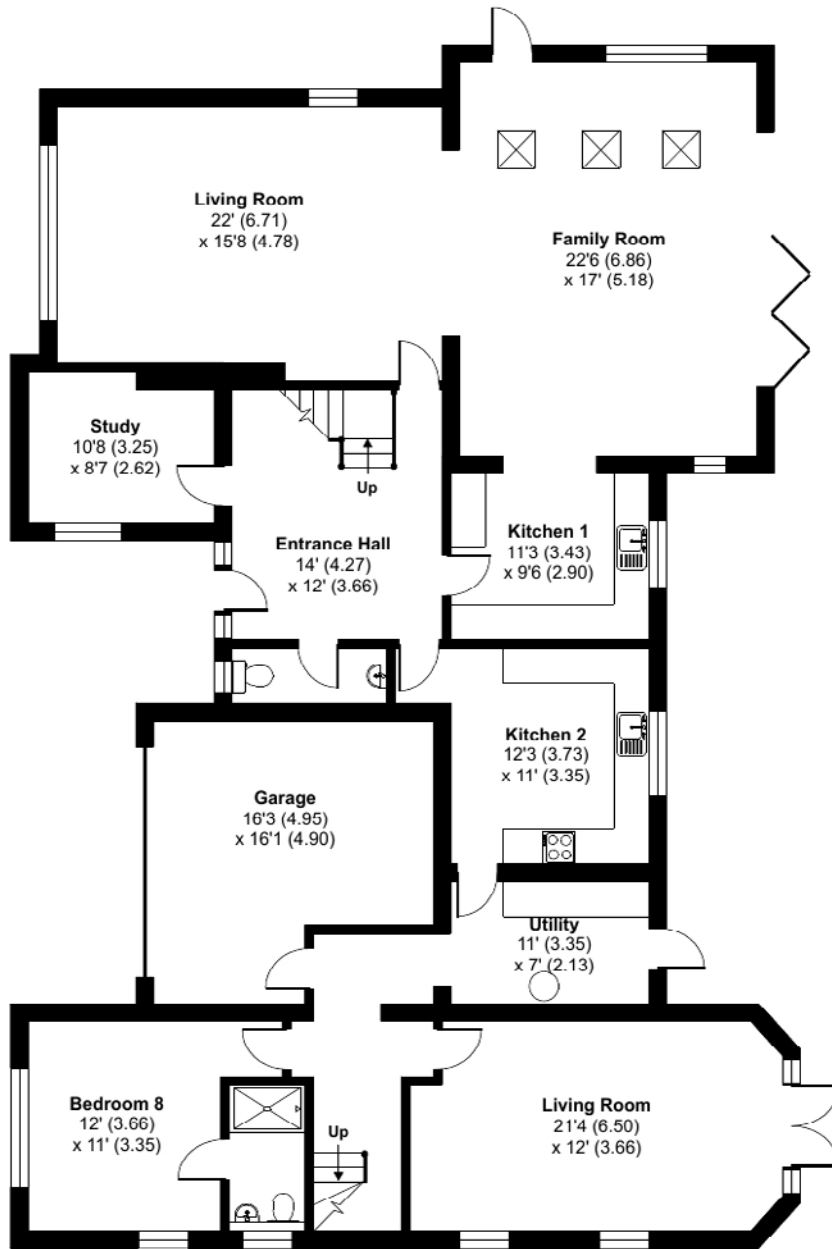
The Paddock, Waverley Avenue, Fleet, GU51

Approximate Area = 3652 sq ft / 339.3 sq m (includes garage)

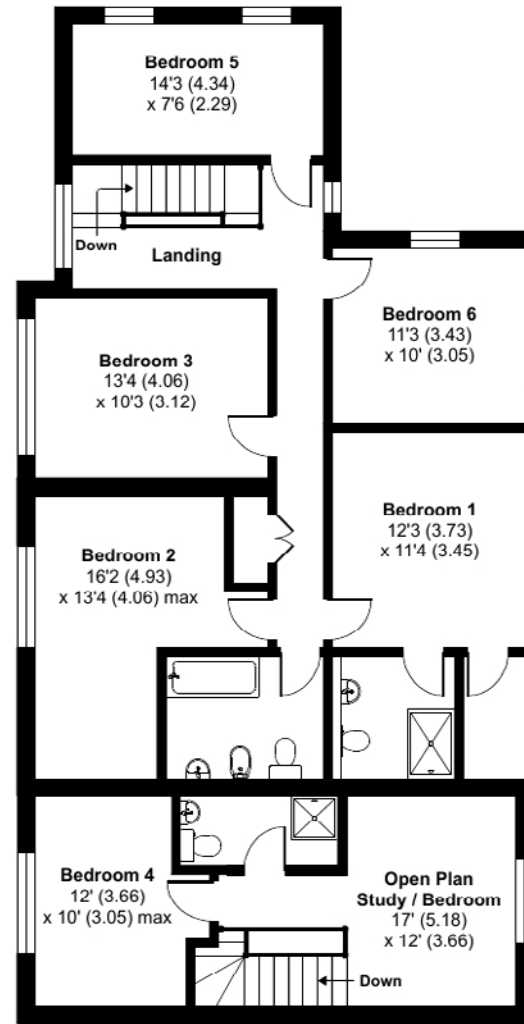
Outbuilding = 443 sq ft / 41.1 sq m

Total = 4095 sq ft / 380.4 sq m

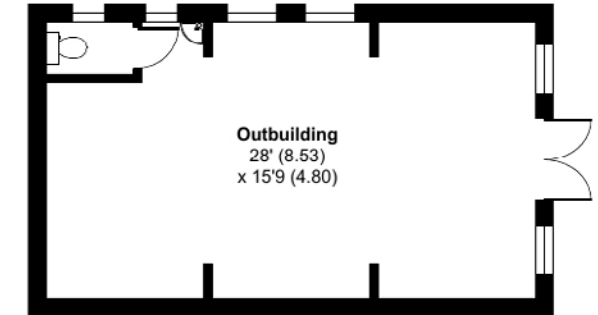
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 1008584















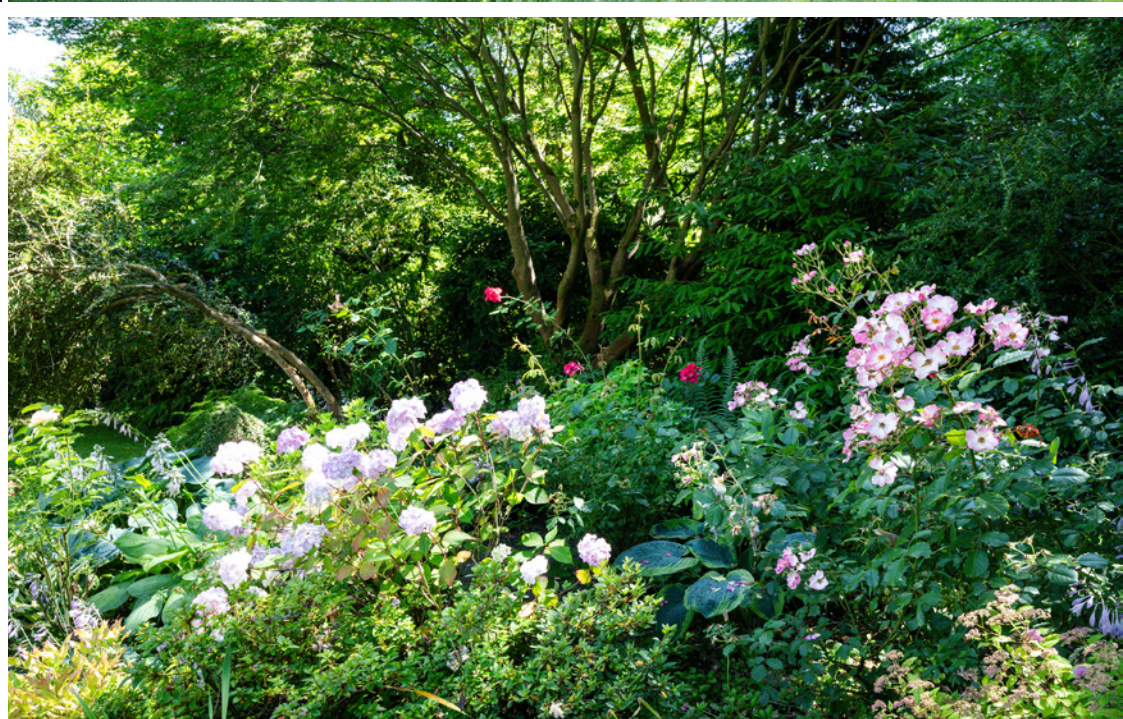


















Places of interest

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



Fleet Pond



Fleet Rail Line



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 4NW. 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 (74)

Local Authority

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

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