

Pine Grove  
Three Bedroom Detached Home





## Turbary Road, Elvetham Heath, Fleet, Hampshire, GU51 1GR

### The Property

Offered to the market for the first time in fifty years, this three bedroom detached family home is situated in the Church Crookham area of Fleet, close to local amenities and schools. There is potential to extend (subject to necessary planning consent).

### Ground Floor

Currently the property comprises a generous hallway, cloakroom, triple aspect living room / dining room and a spacious utility room /breakfast room with doors to the garden. The kitchen is rear aspect and fitted with a range of units and enjoys views over the garden.

### First Floor

On the first floor are the three good sized bedrooms and a family bathroom.

### Outside

The property sits on a generous plot which includes driveway parking leading to a garage adjacent to the side of the house. The rear garden is enclosed with a mixture of hedging and mature trees. The majority of the garden is laid to lawn which extends around the side of the property.

### 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, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.



















































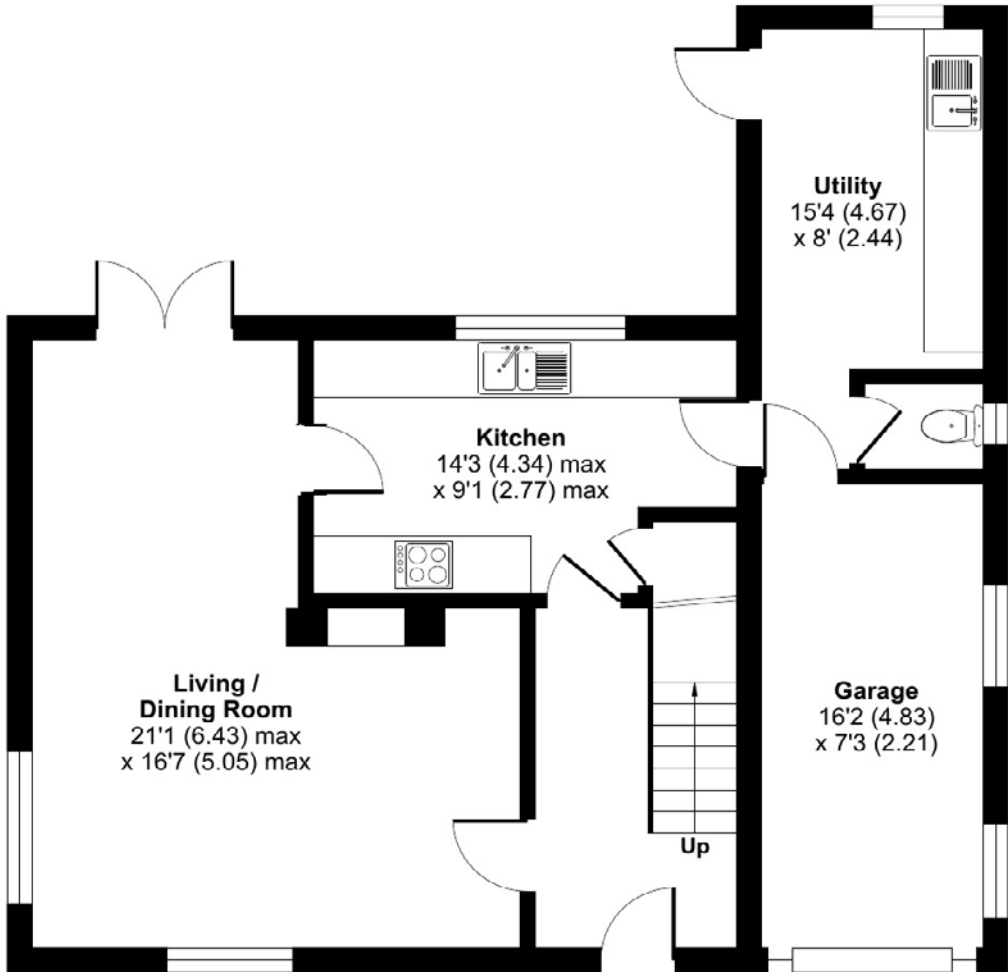




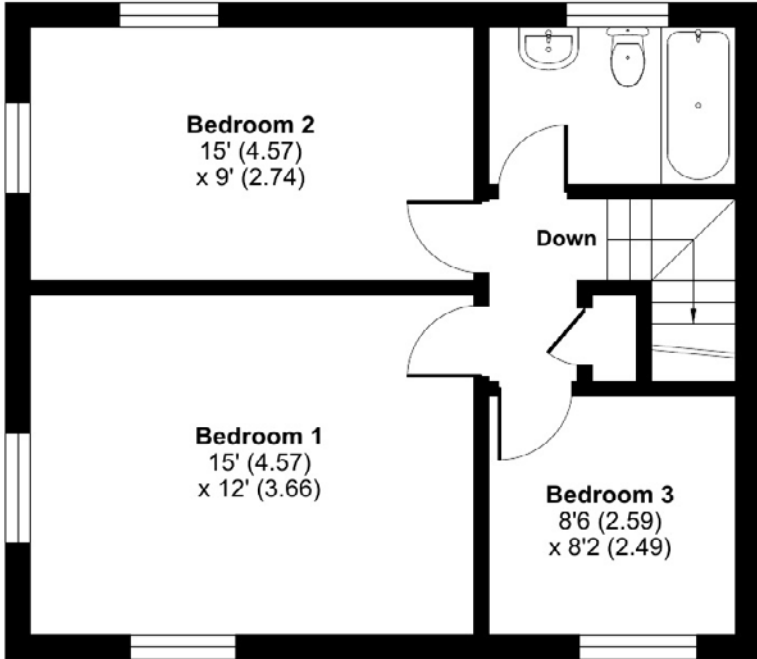
# Pine Grove, Fleet, GU52

Approximate Area = 1127 sq ft / 104.7 sq m  
Garage = 121 sq ft / 11.2 sq m  
Total = 1248 sq ft / 115.9 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). © ncthecom 2024. Produced for McCarthy Holden. REF: 1194348



# Places of interest

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



Fleet Pond



Basingstoke Canal



Fleet High Street



Fleet Train Station



Basingstoke Canal



## 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.

### Services & Material Information

Water – Mains  
Gas – Mains  
Electric – Mains  
Sewage - Mains  
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs  
EPC - D (63)  
Broadband Checker - <https://www.openreach.com/fibre-broadband>  
Mobile Signal - Unknown, depends on carrier  
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>  
Accessibility Accommodations - None

Directions - Postcode GU52 6BQ. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing  
Telephone sole agents  
McCarthy Holden: 01252 620640

Local Authority  
Hart District Council  
Tax Band E



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