

Robins Gardens, Fleet  
Five Bedroom Detached Property



# Robins Gardens, Fleet, Hampshire, GU51 4QT

## The Property

This immaculate, substantial family home occupies a delightful plot in one of Fleet's most sought-after areas. Its ideal location, close to Fleet's mainline railway station and the town centre, offers the perfect blend of tranquillity and convenience.

## Ground Floor

The ground floor welcomes you with a spacious entrance hall, bathed in natural light, tiled flooring, ample storage, a cloakroom, and easy access to the main living areas create a warm and inviting atmosphere. The grandest of the three reception rooms, currently used as a living room/ cinema, graces the front of the property. A gas fireplace and bay window add character and charm. The second reception room, a family room, overlooks the serene gardens, while the third, a versatile hobby room/study, features another cosy gas fireplace. A highlight of this home is the impressive open-plan kitchen/diner, extended to create a bright and airy space. Abundant natural light floods the kitchen, enhancing its modern appeal. High-quality cabinetry, sleek appliances, and ample workspace make it a chef's dream.

## First Floor

The first floor boasts five generously sized bedrooms and a family bathroom. The primary bedroom, with its extensive fitted wardrobes and en-suite bathroom featuring both a bath and shower, offers a luxurious retreat. Bedroom two also enjoys the convenience of an en-suite shower room.

## Outside

The property's driveway provides ample parking for multiple vehicles, and a double garage offers additional storage. The landscaped garden, with its selection of trees and shrubs, is a private oasis. A decked area, sun terrace, and patio create perfect spots for al fresco dining and relaxation. Two outbuildings, currently used as a spa and gym, complete with WC facilities, add to the home's versatility.

## Location

Robins Gardens is arguably one of the most sought after roads in Fleet and is within easy access of Fleet town centre and Fleet mainline railway station with regular trains to London Waterloo taking around 43 minutes. 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, an excellent selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.



























































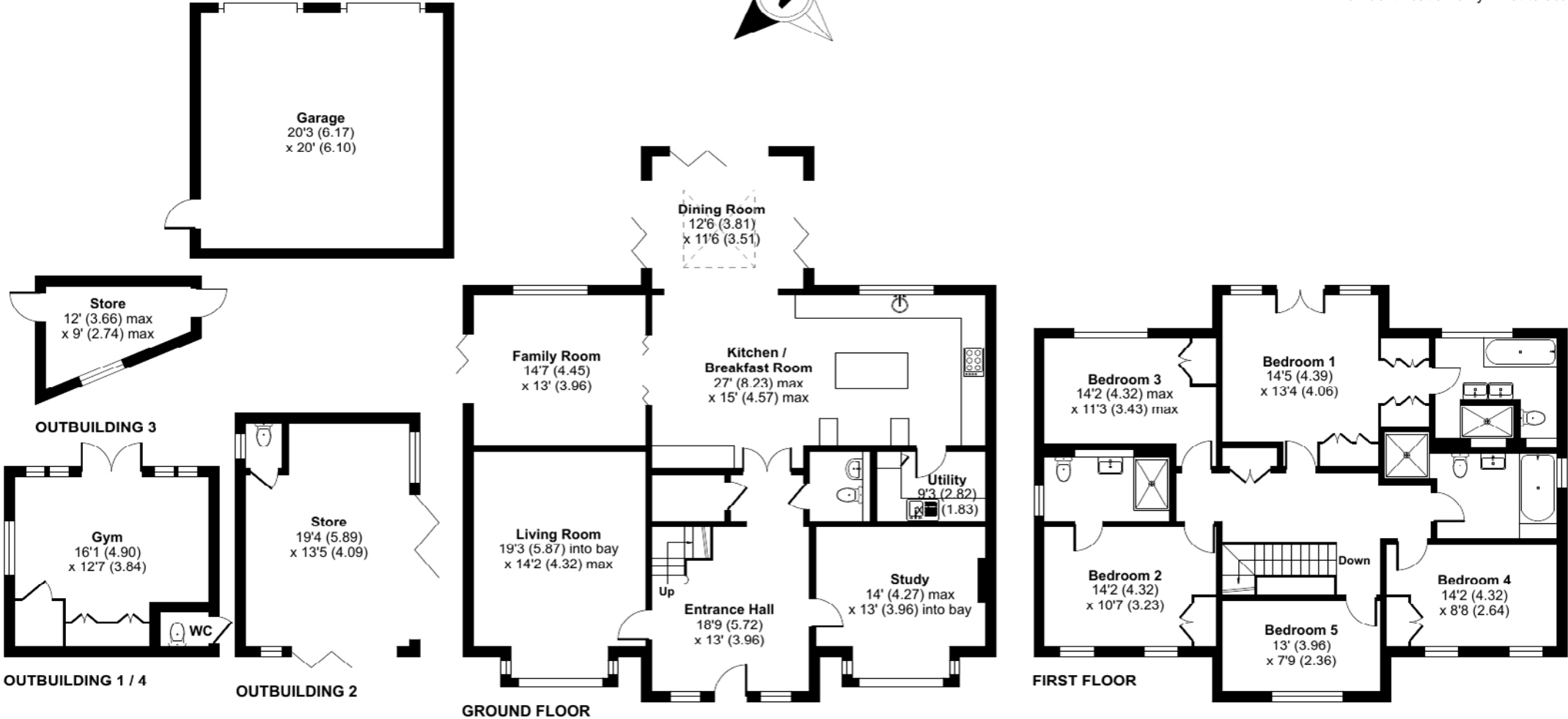




# Robins Gardens, Fleet, GU51

Approximate Area = 2743 sq ft / 254.8 sq m  
 Garage = 407 sq ft / 37.8 sq m  
 Outbuildings = 567 sq ft / 52.7 sq m  
 Total = 3717 sq ft / 345.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1206590

# 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).

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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.

### Services & Material Information

Water – Mains  
Gas – Mains  
Electric – Mains  
Oil/LPG – None  
Sewage – Mains  
Heating – Gas Fired

Materials used in construction - Brick, Timber Framed, Tiled roofs  
EPC - C (78)  
Broadband Checker - <https://www.openreach.com/fibre-broadband>  
To check mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode GU51 4QT. 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  
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Local Authority  
Hart District Council  
Tax Band G

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)