

Fitzroy Road Substantial Five Bedroom Family Home



10 Fitzroy Road, Fleet, Hampshire, GU51 4JH

The Property

This beautifully presented and well-proportioned family home sits on a stunning one acre plot in one of the most prestigious roads in Fleet, within easy access of Fleet mainline railway station, the M3 motorway and Fleet town centre.

The property is approached via double gates and is screened by well established hedging, shrubs and trees.

Ground Floor

Accommodation is accessed through an attractive porch and a welcoming hallway with stairs to first floor and ground floor cloakroom.

The living room has a beautiful bay window overlooking the garden, door giving access to the side of the property and an attractive wood burning stove. Next to the living room is the study which has French style doors opening onto the garden.

There is a well appointed kitchen/breakfast room which is fitted with a comprehensive range of Shaker style units plus a large central island with additional storage. In addition there is a range of appliances including oven, hob, extractor fan,

fridge, freezer and microwave. Leading off the kitchen is a well fitted utility room and a second cloakroom.

An impressive family room with bi-fold doors to the garden and skylight window lead into the dining room making this whole area a perfect entertaining space.

First Floor

The five bedrooms and family bathroom are located on the first floor. Four of the five bedrooms overlook the garden whilst bedrooms one and two both benefit from en-suite shower rooms.

Outside

A particular feature of this wonderful property is the one acre plot.

To the front is driveway parking, double garage and a large assortment of mature planting.

The rear garden is beautifully landscaped with well manicured lawns, well stocked borders, mature trees, several seating areas and meandering pathways leading through different areas of the garden.

There is also a greenhouse, tool shed and additional storage shed.

Location

The property is ideally located for Fleet town centre with its extensive shopping and leisure facilities, extensive range of 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 which leads to the M25 is a short drive away.

The historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are easily accessible.





































Fitzroy Road, Fleet, GU51

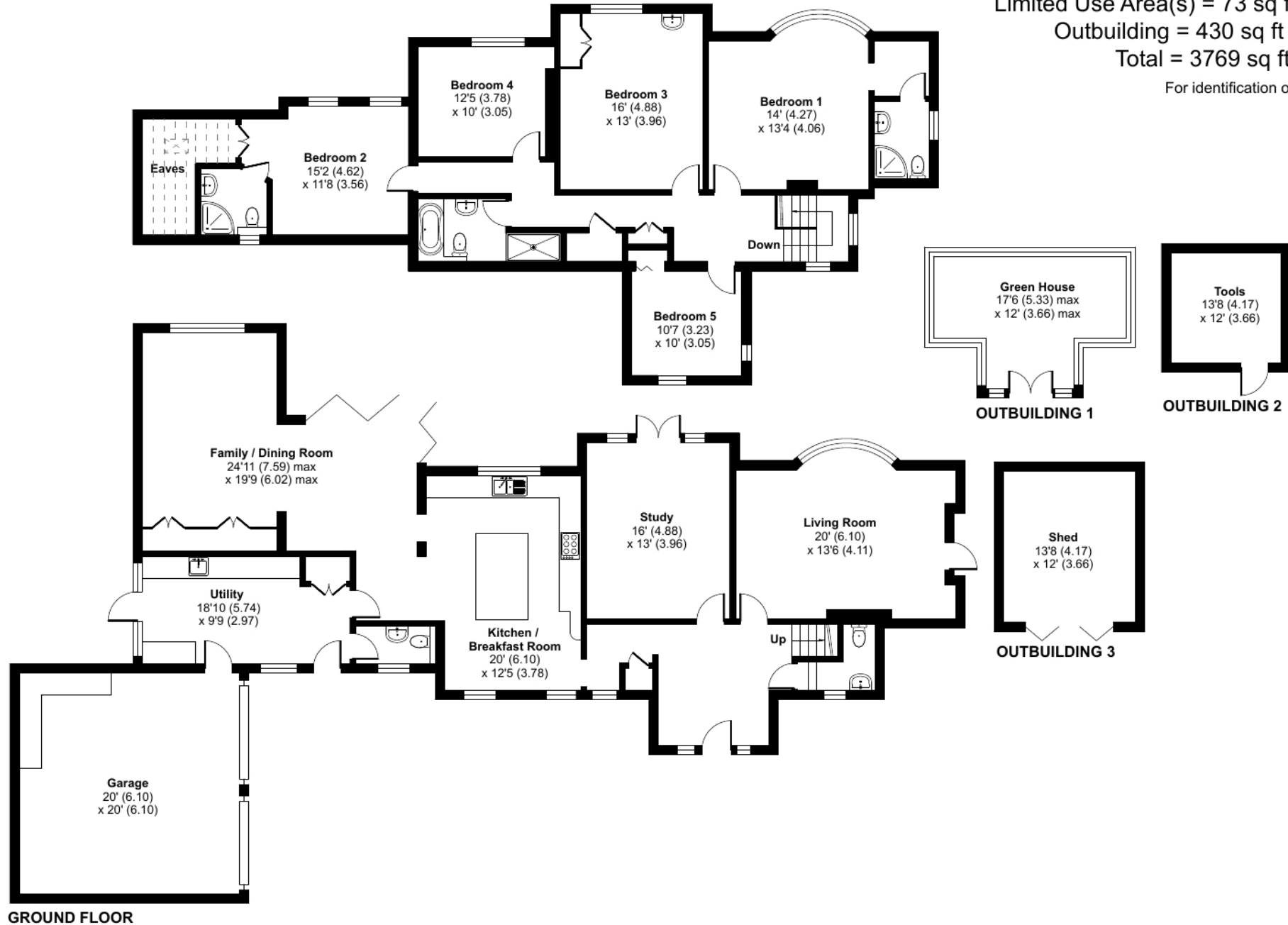
Approximate Area = 3266 sq ft / 303.4 sq m (includes garage)

Limited Use Area(s) = 73 sq ft / 6.7 sq m

Outbuilding = 430 sq ft / 39.9 sq m

Total = 3769 sq ft / 350 sq m

For identification only - Not to scale



GROUND FLOOR













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

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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 GU51 4JH. 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 - G](#)

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