

Pondtail Road, Fleet
Four Bedroom Detached Family Home



Pondtail Road, Fleet, Hampshire, GU51 3JF

The Property

Situated within the popular Pondtail area of Fleet, close to Fleet mainline railway station, town centre and local schools, this four bedroom detached family home is offered to the market in immaculate condition and boasts extensive accommodation over three floors.

Ground Floor

The accommodation on the ground floor comprises of a light and airy entrance hallway leading to a luxury fitted 30ft kitchen/breakfast room. The bespoke kitchen offers granite countertops, a functional island and built-in appliances which include induction hob and double oven with the kitchen also offering plenty of additional appliance space. Within the kitchen/breakfast room you have French doors leading to the rear garden and access to a useful/spacious utility room. At the front the property boast a light and airy living room with a beautiful open fire place and dining room. The ground floor accommodation is finished with the family room giving you access to the rear garden and a downstairs W/C.

First Floor

On the first floor, the property offers three generous bedrooms with built in storage and a dressing room. Bedroom two offers wonderful accommodation and views over the rear garden. Within this room you have a walk in dressing room and a beautifully presented en-suite shower room. Bedroom three and four also benefits from en-suite facilities with built in storage.

Second Floor

On the second floor the stunning dual aspect 22ft main bedroom offers a walk in dressing room and en-suite facilities.

Outside

The enclosed and private rear garden offers fantastic entertaining space, and it is mainly laid to lawn with a mixture of mature flowers, trees and shrub borders. Outside the rear of the property, you will find a substantial patio area which is ideal for al fresco dining.

At the front of the property you will find ample driveway parking leading to the detached double garage and office.

Location

The property is close to Fleet Town Centre and mainline railway station.. 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).

Additional Information

Tax Band is G and the local council is Hart.























































Pondtail Road, Fleet, GU51

Approximate Area = 3157 sq ft / 293.2 sq m

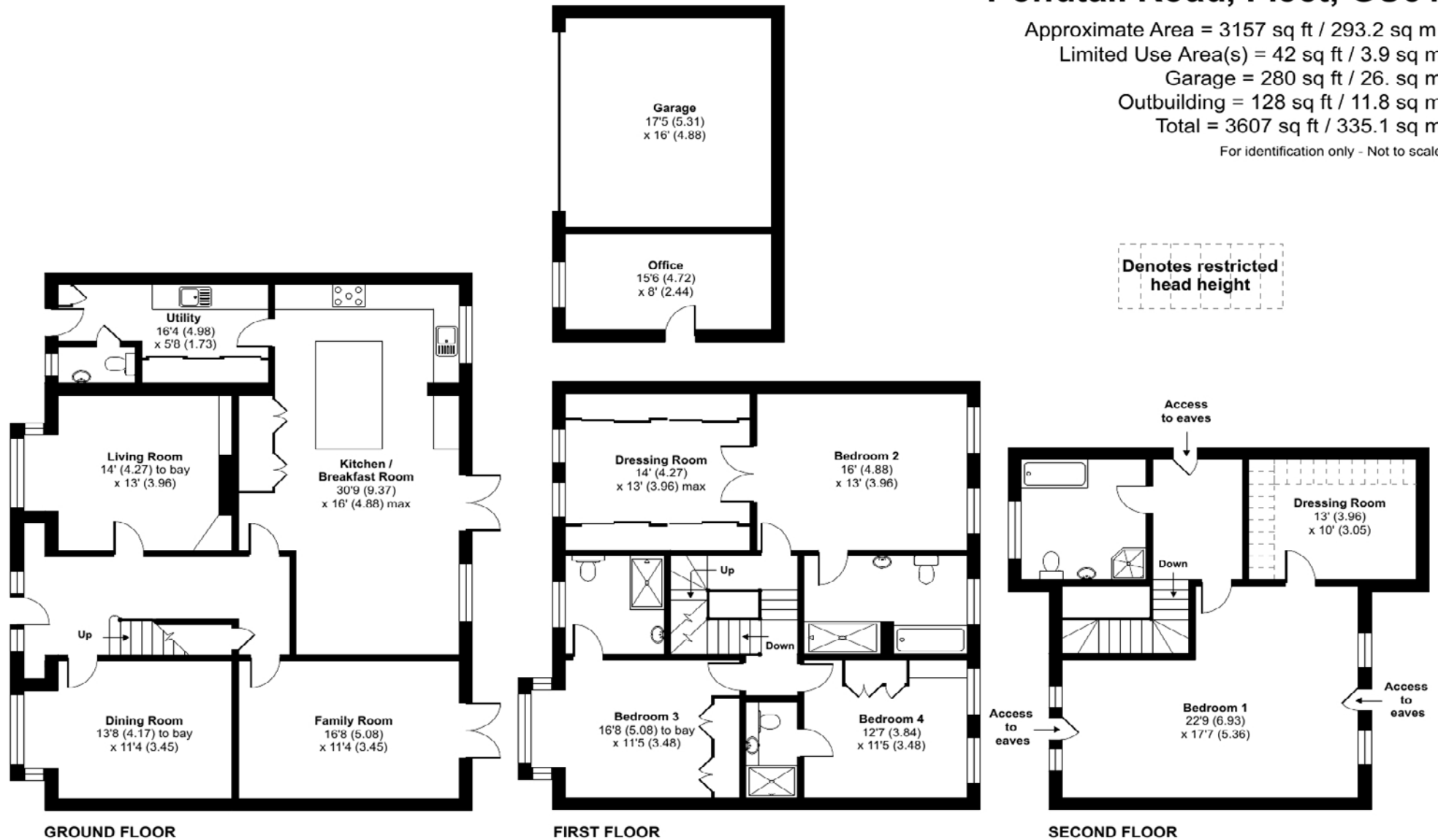
Limited Use Area(s) = 42 sq ft / 3.9 sq m

Garage = 280 sq ft / 26. sq m

Outbuilding = 128 sq ft / 11.8 sq m

Total = 3607 sq ft / 335.1 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). © n|cheom 2022. Produced for McCarthy Holden. REF: 806588

Places of interest

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



Fleet Pond



Rail Line/Fleet Pond



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
 Drainage - Mains
 Gas – Mains
 Electric – Mains
 Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
 EPC - C (75)
 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/>

Directions - Postcode GU51 3JF 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 G



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