

Longmoor Court, Fleet Three Bedroom Terraced House



Longmoor Court, Fleet, Hampshire, GU51 1AD

Property

This impressive and adaptable four-bedroom townhouse offers generous accommodation spread across three floors, perfectly suited to modern family life. Designed with flexibility in mind, the layout allows for a range of living arrangements, combining comfort, practicality, and style throughout.

Ground Floor

The ground floor hosts a spacious bedroom alongside a versatile study, which can also serve as a fourth bedroom ideal for guests, a home office, or growing families. A convenient utility room is also located on this level, with direct access to the private rear garden.

First Floor

Upstairs, the first floor reveals a bright and airy kitchen/dining room that overlooks the rear garden. Next to it, a large 13-foot square living room, filled with natural light and offering ample room for furnishings.

Second Floor

The top floor features two well-proportioned double bedrooms, including a master suite complete with its own ensuite shower room for added privacy and convenience. A separate family bathroom serves the second bedroom.

Outside

The rear garden is a secluded and low-maintenance space, ideal for enjoying outdoor time in privacy. A gate from the garden leads directly to the allocated parking area and a garage.

Additional information

Tax band - E

Energy efficiency rating – C (74)

Location

The location is ideal for the commuter with Fleet mainline railway station offering regular services to London Waterloo from 43 minutes and Junction 4a of the M3 motorway being within easy access.

Fleet town has comprehensive shopping and leisure facilities as well as schools for all age groups, churches of various denominations and a range of 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 6 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 6 miles)























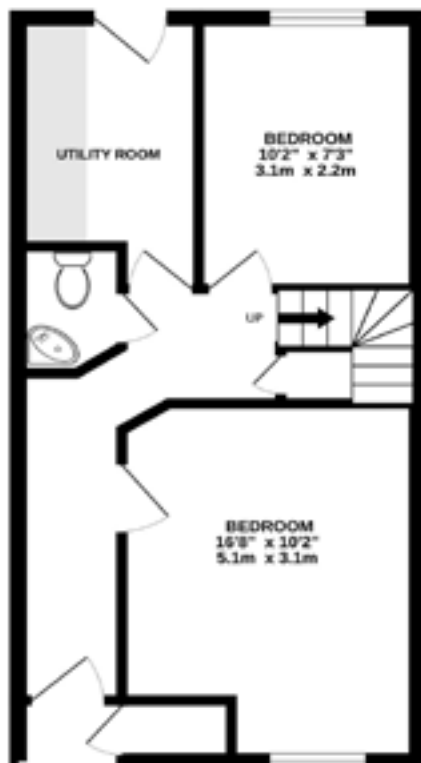




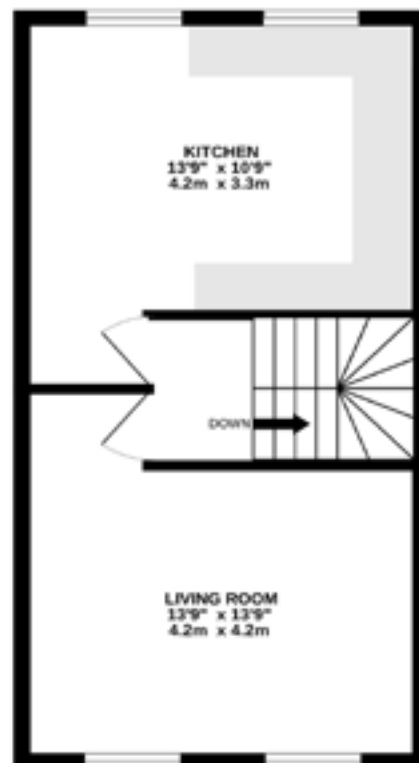




GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



2ND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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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 (74)
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 1AD

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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