

# Greenways, Fleet Four Bedroom Detached Property



# Greenways Fleet, GU52 7XF

## The Property

We are delighted to offer to the market this generous four double bedroom detached family home, situated in the popular Courtmoor area of Fleet and close to local schools. Originally built in 1962, the property has been extended over time, offering spacious, flexible and modern living.

## Ground Floor

To the ground floor there are four reception rooms. The living room is to the front of the property which has a large bay window, allowing the room to fill with natural light. The kitchen is finished to a high standard with stone-tiled flooring, eye and base level units and integrated kitchen appliances. Following the kitchen round to the right is the dining area that leads in to the bright and airy orangery with views over the garden. There is a further reception room which can be used as a study/family room, a utility and cloakroom.

## First Floor

There are four large double bedrooms and a family bathroom to the first floor. The main bedroom benefits from a dressing area and a re-fitted en-suite shower room. Bedrooms two and three benefit from built in wardrobes.

## Outside

At the front of the property is a generous driveway, providing ample parking for several vehicles leading to a double garage with an electric door.

There is side access to the rear of the property where there is the beautiful, landscaped garden measuring approx 85ft. There is a large area of grass, a pergola-covered patio to the side, and a wide porcelain patio off the rear of the house, perfect for alfresco dining. There are several allotted areas for different plants and shrubs to grow.

## Location

Courtmoor is a very popular area for residents wanting to be near to Fleet town centre, mainline station and highly rated schools.

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).







You are my  
**SUNSHINE**  
MY ONLY SUNSHINE  
You make me  
**HAPPY**  
WHEN SKIES ARE GREY  
You'll never know  
dear how much  
**I LOVE YOU**  
PLEASE DON'T TAKE  
my sunshine away









































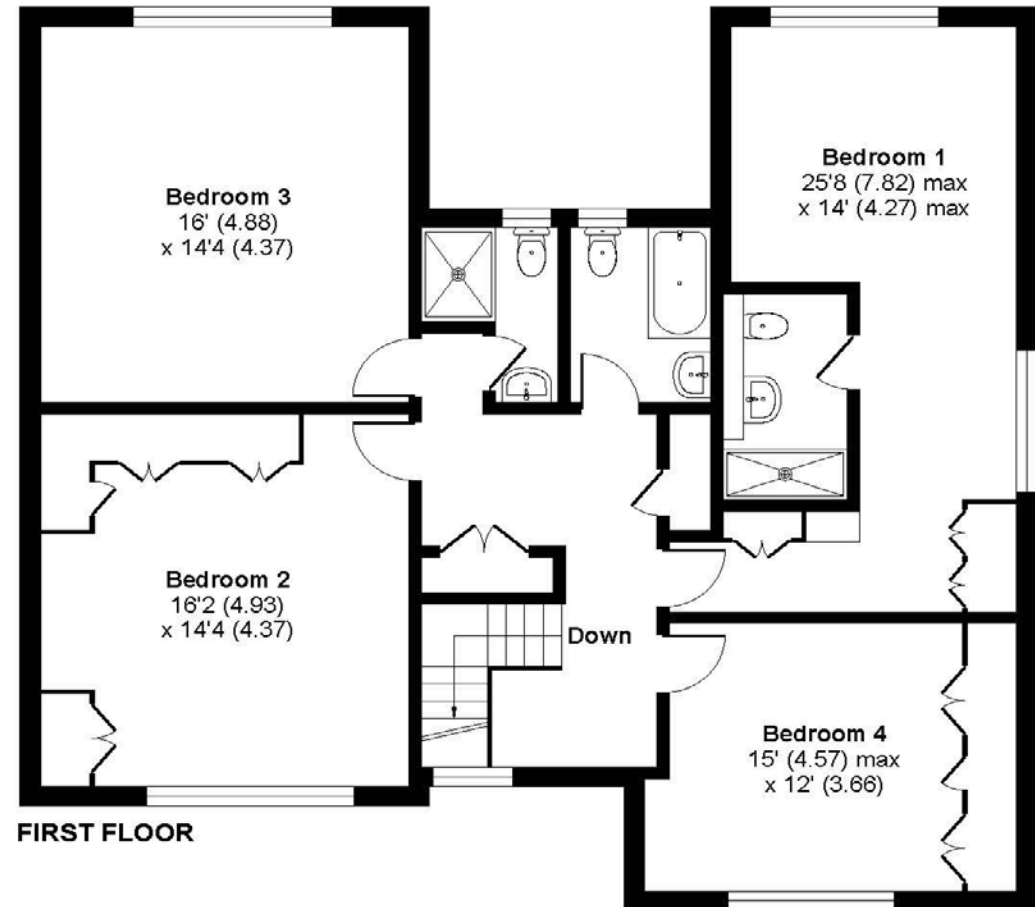
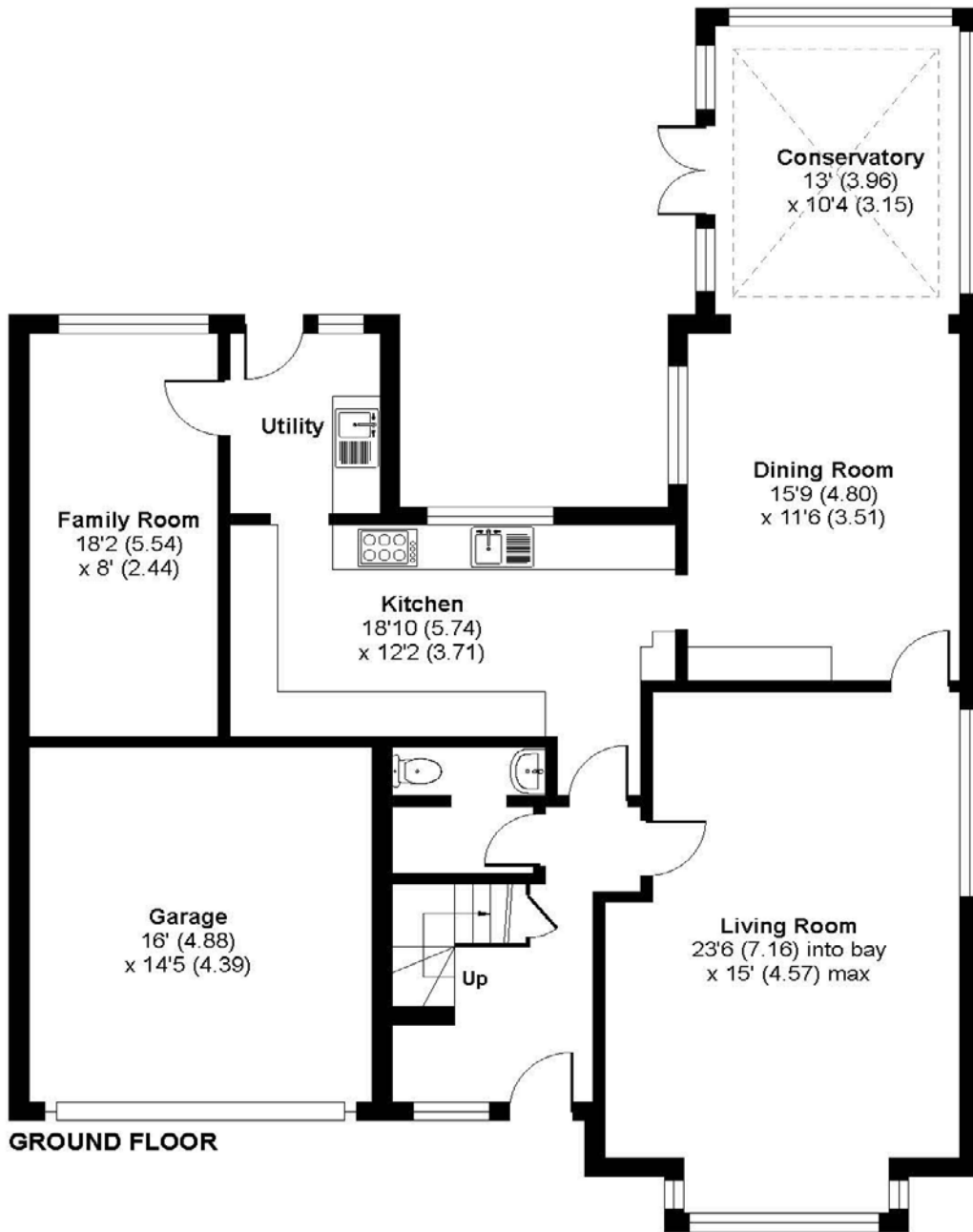
# Greenways, Fleet, GU52

Approximate Area = 2432 sq ft / 225.9 sq m

Garage = 232 sq ft / 21.5 sq m

Total = 2664 sq ft / 247.4 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: 1119626











# 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

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.

Directions - Postcode GU52 7XF. 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 - C (69)

### Local Authority

[Hart District Council](#)  
[Council Tax Band - G](#)

McCarthy  
Holden 

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