

# Wellington Avenue Four Bedroom Detached Property



# Wellington Avenue, Fleet, GU51 3BF

## The Property

Situated in a quiet, tree-lined, non-through road, this charming detached character home, originally built in circa 1929, seamlessly blends period charm with modern living. The property features four spacious bedrooms, two en suites, and a family bathroom, offering ample space for a growing family. The property is conveniently located within a short walk to Fleet town and mainline station, and the stunning Fleet Pond nature reserve.

## Ground Floor

Upon entering the original oak front door, you are greeted by a welcoming, original wood panelled entrance hall with a character brick fireplace, large stained glass windows, and a newly laid oak Parquet floor. Doors lead to a downstairs cloakroom, kitchen/breakfast room, dining room and living room with a second reception room/study following. The fully refurbished shaker style kitchen/breakfast room features Maia worktops with high-end, integrated appliances and a central island unit with a solid oak worktop and ample storage underneath. Cooking appliances include a built-in electric double oven, an additional single oven and a 5-ring gas burner hob. Highlighted by a part-glazed roof is the breakfast area and French doors leading to the garden. A separate utility room

provides plumbing for a washing machine, washer-dryer and boiler. For more formal dining there is an elegant dining room with a patio door leading out to the rear garden. The first reception room features an original brick fireplace, a large bay window with front aspect and a box window rear aspect with French patio doors opening out to the garden. Extending off is the additional living room which the current owners use as a home office and informal seating and storage area.

## First Floor

The first floor boasts a large landing area, leading to four double bedrooms; two of which benefit from en-suite shower rooms. The main bedroom suite boasts a newly refurbished bathroom with remote-controlled rain shower and under-floor heating, a double wardrobe and a separate dressing room with ample storage. There is also a family bathroom and linen cupboard and large store cupboard off the landing.

## Outside

The south-east facing rear garden measures an impressive 45ft in length and is fully enclosed with fencing and hedging, making it extremely secure and private. A large patio area surrounds the property, offering multiple seating areas for alfresco dining

and relaxing. The remainder is laid to lawn and beautifully manicured with a mixture of flowers, shrubs and mature trees. There is a timber garden building currently used as a gym. It is insulated with double glazing, French doors and power. Side access on both sides of the house leads to the generous in-out gravel driveway, which can accommodate several vehicles, and a double garage for further parking or additional storage. The overall plot size is approaching half an acre.

## Location

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).



























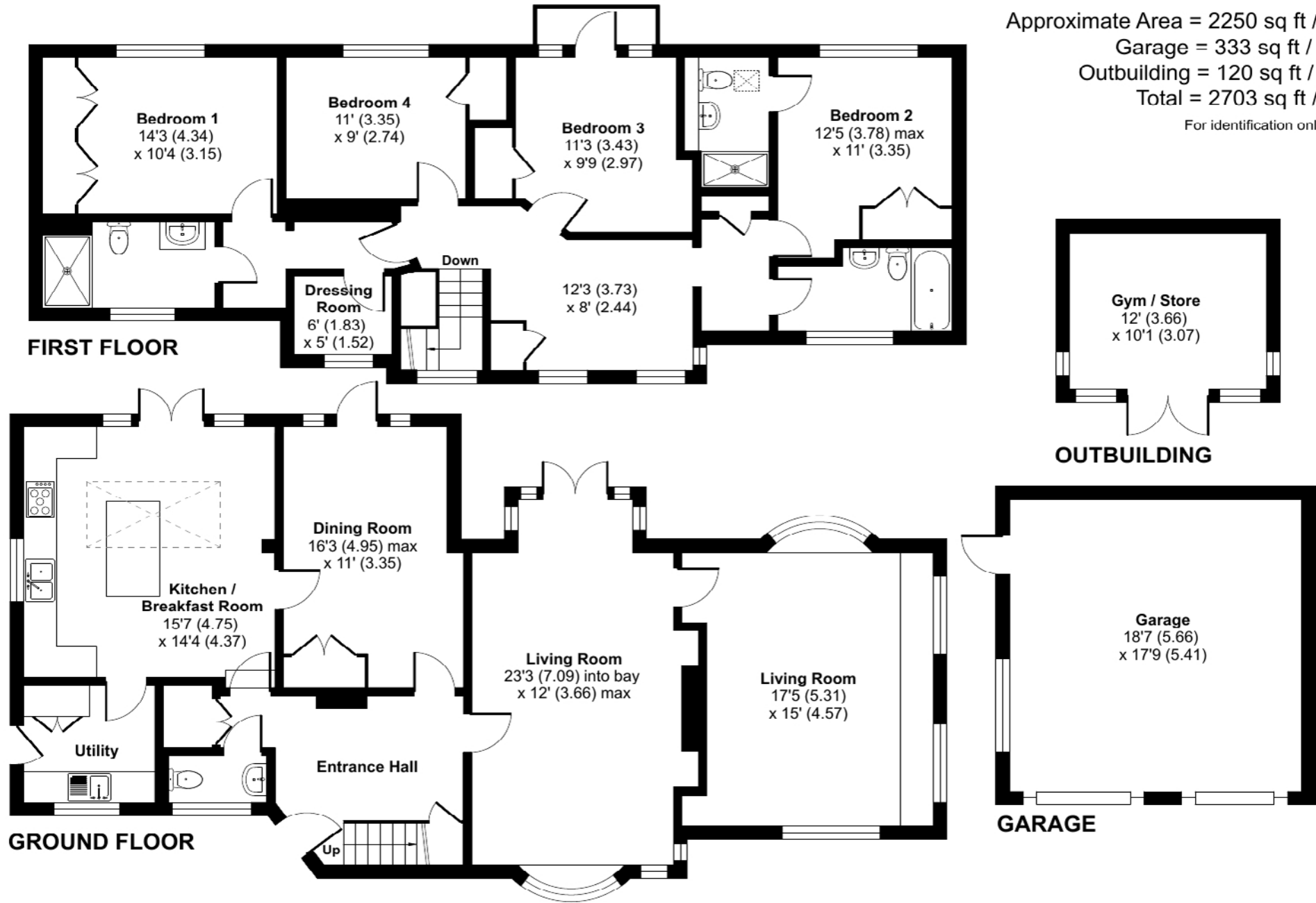






# Wellington Avenue, Fleet, GU51

Approximate Area = 2250 sq ft / 209 sq m  
Garage = 333 sq ft / 30.9 sq m  
Outbuilding = 120 sq ft / 11.1 sq m  
Total = 2703 sq ft / 251 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: 1176002











# 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).

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.

### 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 (70)

Broadband Checker - <https://www.openreach.com/fibre-broadband>  
To check mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode GU51 3BF. 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



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