

Wood Lane  
Four Bedroom Detached Property



## 14 Wood Lane, Fleet, Hampshire, GU51 3DX

### The Property

This impressive four bedroom detached property is presented to the market in excellent decorative order and offers flexible accommodation in excess of 2,400 sq. ft.

### Ground Floor

The property has been extended to include a superb kitchen/dining room with sitting area to the rear of the house which boasts oak interior beams and frames with a huge expanse of windows including a large-vaulted window and two sets of French style doors which allow light to flood the room. The kitchen comprises a comprehensive range of solid wood wall and base mounted units with oak work surfaces and a selection of integrated appliances including extractor fan, two integrated fridge/freezers, dishwasher and wine fridge.

There are three reception rooms leading off the generous hallway including a living room with bay window and a log burning stove, study with bay window and a family room with a range of fitted cupboards. Additionally, there is a cloakroom and a utility room which has access to the side of the house.

### First Floor

The four bedrooms and family bathroom are located on the first floor. Bedroom one has the benefit of an en-suite which offers a roll top bath as well as a separate shower cubicle.

### Outside

The property sits on a generous plot with a southerly aspect rear garden. To the front is a mixture of gravel and block paved driveway plus a garage providing parking for several vehicles.

The enclosed rear garden has a patio immediately to the rear of the house with the remainder laid to lawn with a mixture of trees, shrubs and planting. There is also a solid oak framed outbuilding which is currently used as a gym.

### Location

The property is located in the popular Pondtail area of Fleet close to Fleet Pond/Nature Reserve and within easy access of Fleet mainline railway station and Fleet town Centre.

The town offers comprehensive shopping and leisure facilities, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and a range of health care services.

Fleet railway station offers 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.





























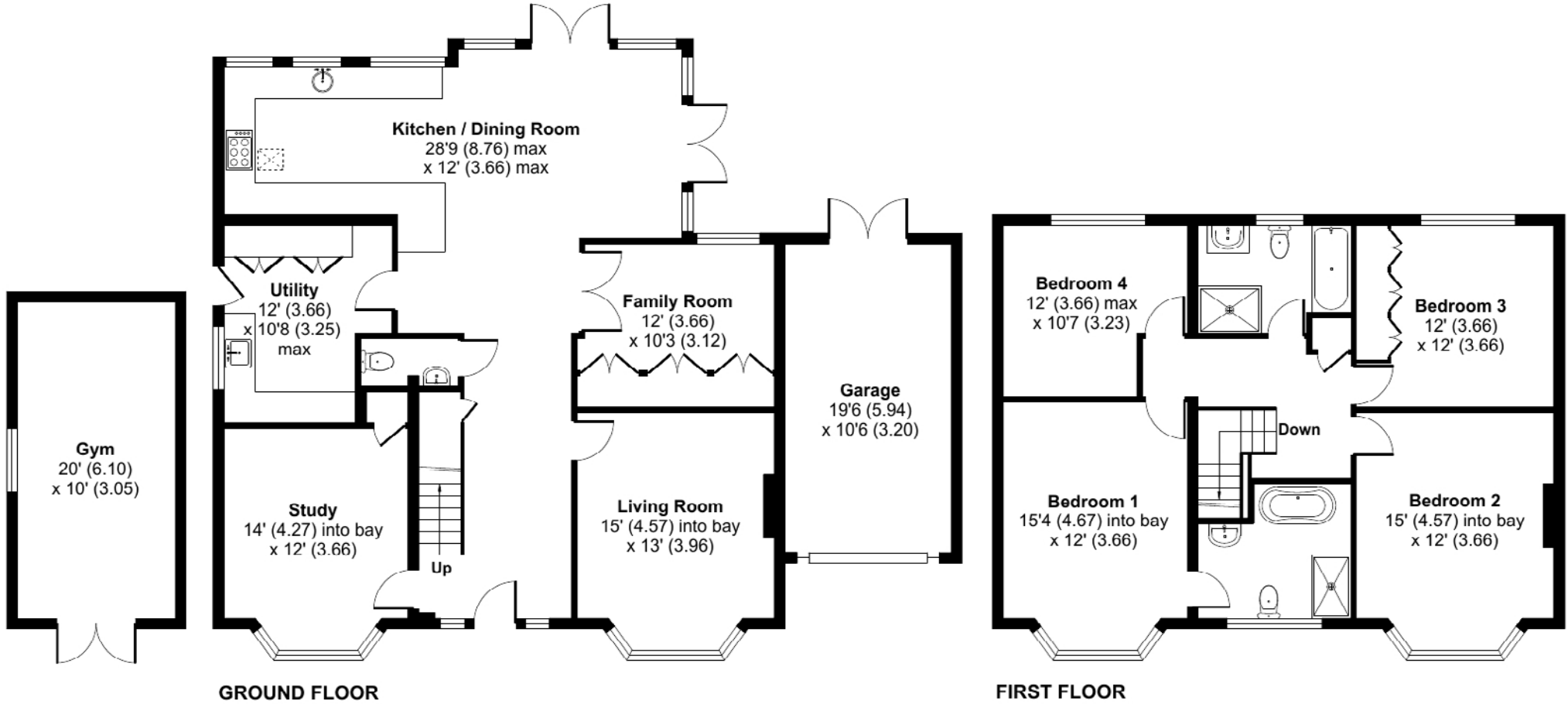




# Wood Lane, Fleet, GU51

Approximate Area = 2084 sq ft / 193.6 sq m  
Garage = 205 sq ft / 19 sq m  
Gym = 200 sq ft / 18.5 sq m  
Total = 2489 sq ft / 231.2 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). © nitchecom 2023. Produced for McCarthy Holden. REF: 1070191





# 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 GU51 8DX. 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 - C (75)

### Local Authority

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

McCarthy  
Holden 

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