

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

The property is entered by a welcoming, original wood panelled entrance hall with a character brick fireplace, large stained glass windows, and oak Parquet floor. Doors lead to a downstairs cloakroom, kitchen/breakfast room, dining room and living room. The light and bright kitchen has a range of fitted units and integrated appliances, with an island unit, and space for a dining table; French doors lead out to the terrace. The kitchen conveniently links to the formal dining room with a patio door to the south facing rear garden, perfect for summer entertaining. The spacious triple aspect living room features an original working brick character fireplace, with French patio doors opening out to the garden. Off the living room is another large, double-aspect reception room currently used as a home office and snug. There is also a separate fitted utility/laundry room, accessed from the kitchen, with a back door.

First Floor

The first floor boasts a large characterful landing area, leading to four double bedrooms, all overlooking the rear garden and with built-in storage. The principal suite has a newly refitted en suite bathroom, and separate dressing room. There is one further en suite and a family bathroom.

Outside

The overall plot size is approaching half an acre. The house is accessed via a generous in-out gravel driveway, which can accommodate several vehicles, and there is a double garage with loft for further parking or additional storage. The generous south-east facing rear garden measures an impressive 145ft in length and is fully enclosed, making it extremely secure and private. A large terrace runs along the back of the property, offering multiple seating areas for alfresco dining, entertaining and relaxing. Steps lead up to the beautifully manicured lawn, with a mix of flowers, shrubs and mature trees. There is a timber garden building currently used as a gym, as well as a shed.

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).























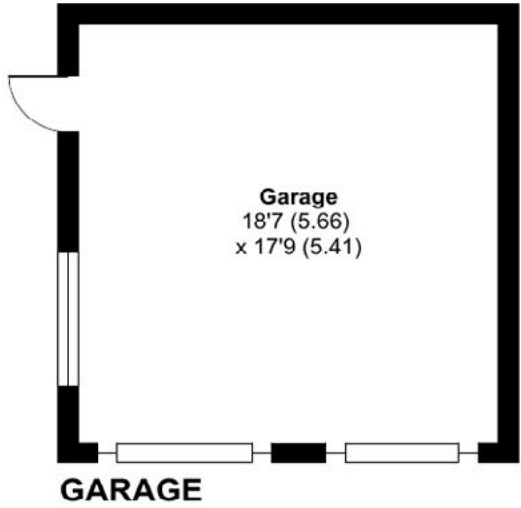
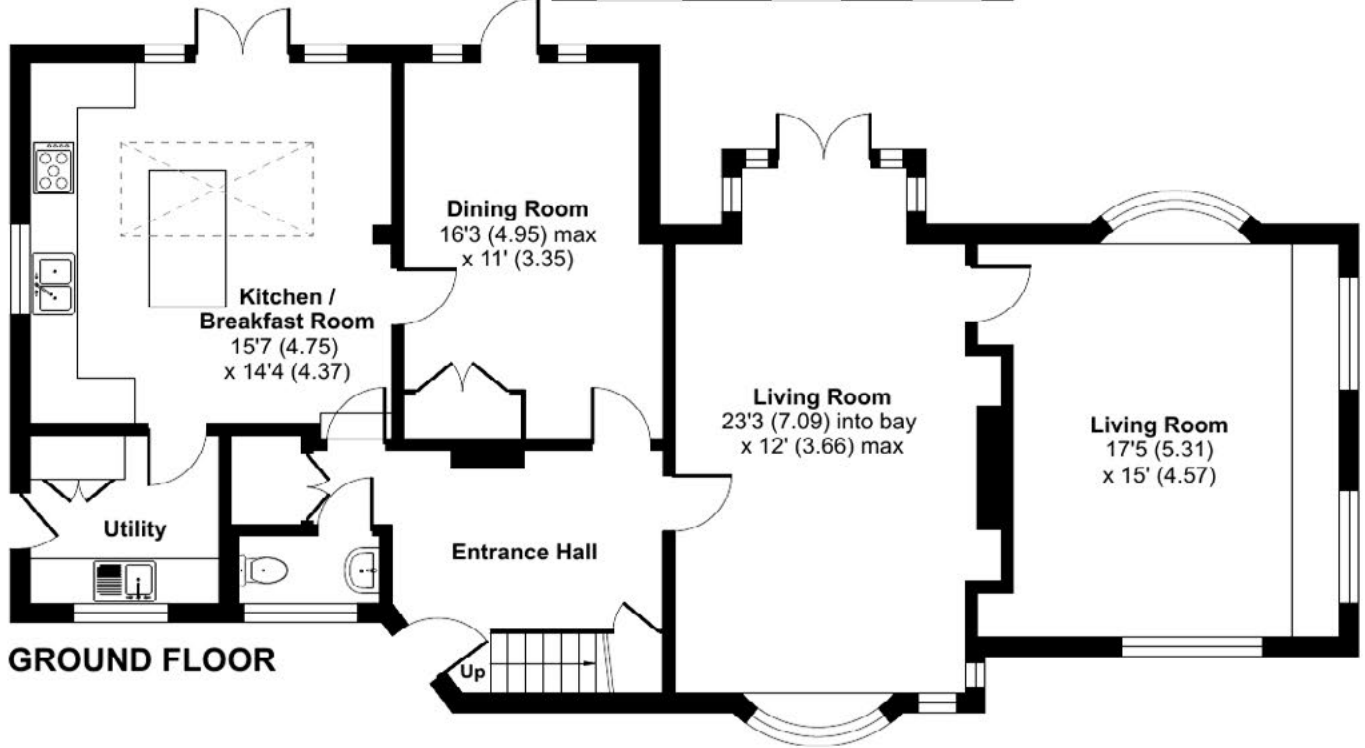
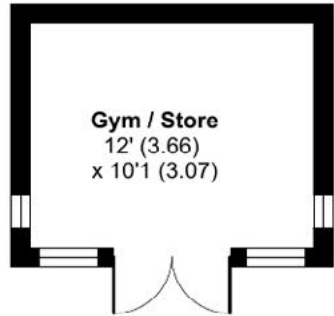
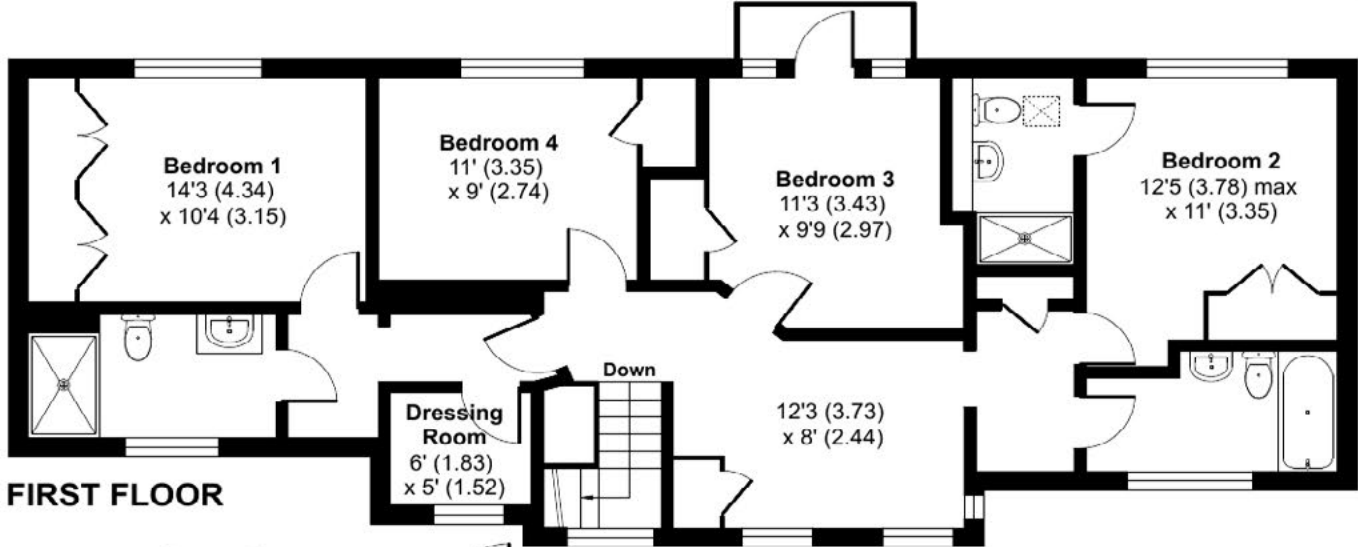






Wellington Avenue, Fleet, GU51

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



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