

Featherfall Road
Five Bedroom Family Home



Featherfall Road, Fleet, Hampshire, GU51 5EL

The Property

Constructed in 2021 and finished to the high standards of Berkley Homes, this modern five bedroom detached family home is nestled in the stylish new Hareshill Development in Crookham Village, Fleet.

Ground Floor

Upon entering the property you are greeted by a welcoming entrance hall. Doors lead to the kitchen/breakfast room, open plan living/dinning room, cloakroom and integral garage. A particular feature of this home is the fully open plan kitchen/breakfast room which features views to the front, stone worktops and a range of fitted appliances. The open plan living area is a great space for the whole family to enjoy and is full of natural light thanks to the sky lights. Additional accommodation includes a spacious cloakroom and integral garage which benefits from a utility area and a door to the garden.

First Floor

The first floor boasts a large landing area, leading to five good sized bedrooms; one of which benefits from an en-suite. The remaining bedrooms are served by a separate family bathroom.

Outside

A large patio area surrounds the property, offering multiple seating areas for alfresco dining and relaxing. The remainder is mainly laid to lawn and beautifully manicured with a mixture of flowers and shrubs.

Side access leads to the generous driveway and a garage.

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

Additional Information
Council Tax Band - F























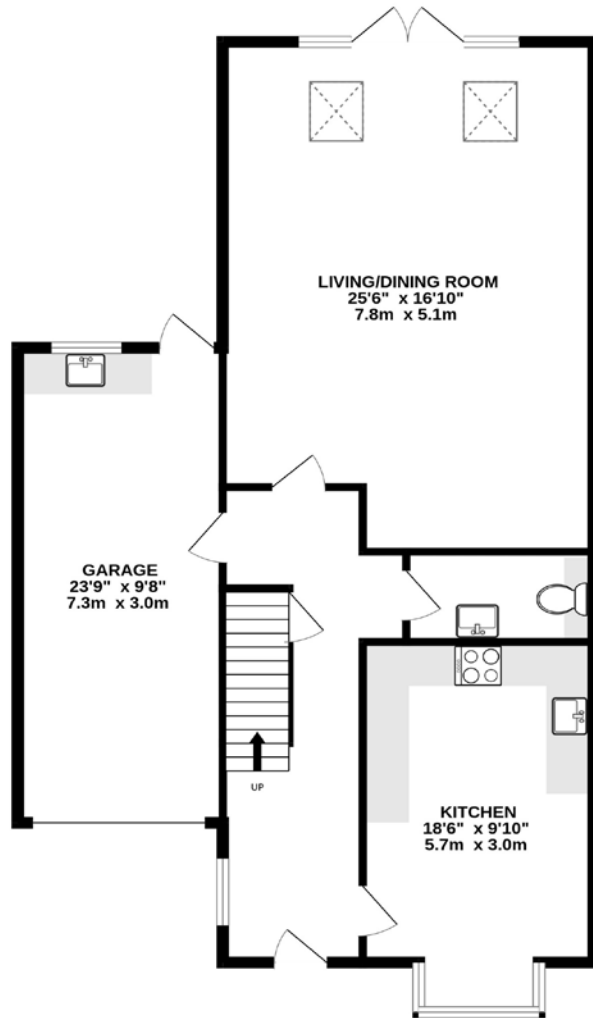




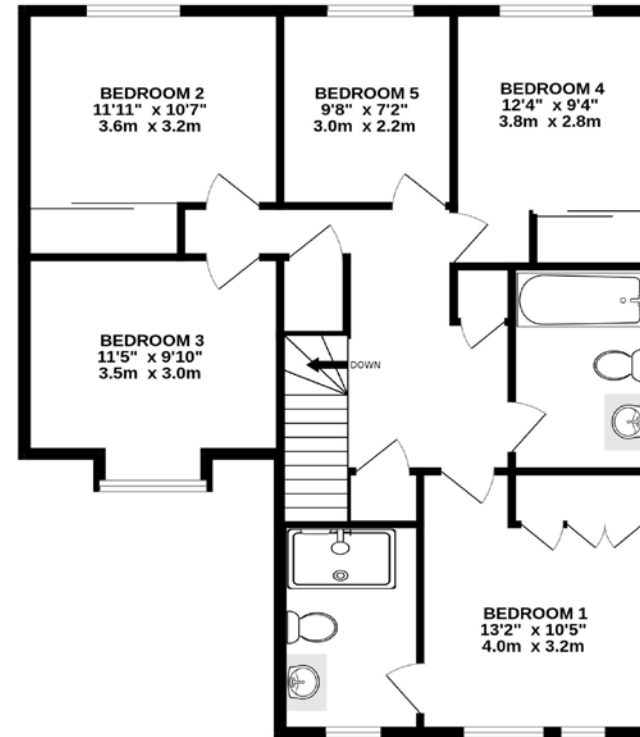




GROUND FLOOR



1ST FLOOR



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

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).

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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 - B (85)

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 5EL 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 F



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