Six Bedroom Detached Family Home

Broomrigg Road, Fleet, Hampshire

McCarthy Holden

www.mccarthyholden.co.uk

A substantial six bedroom detached family home occupying a mature plot measuring approximately 0.4 of an acre, situated in the heart of the Blue Triangle in Fleet.

Ground floor accommodation comprises; living room, dining room, study, kitchen/breakfast/family room, and a cloakroom.

Of particular note is the 27ft Kitchen/Breakfast/Family room offering open plan living with doors to the rear garden.

The first floor benefits from six bedrooms. Three en-suite shower rooms and a family bathroom. The master bedroom also benefits from a dressing room along with one of the en-suite bathrooms.

Externally the rear garden is predominately laid to lawn with an array of evergreen borders and shrubs. Immediately to the rear of the property is a large patio area with steps leading down to the main lawn.

The front of the property is accessed via a driveway with mature shrubs and offers ample parking which leads to a double garage.

The Blue Triangle area of Fleet is ideally situated for Fleet town centre with its extensive shopping, leisure and healthcare facilities. There is also a good selection of both state and private schools in the area. Fleet mainline railway station is close by and offers services to London Waterloo from 43 minutes whilst Junction 4a of the M3 motorway is a short drive away. The historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are easily accessible.

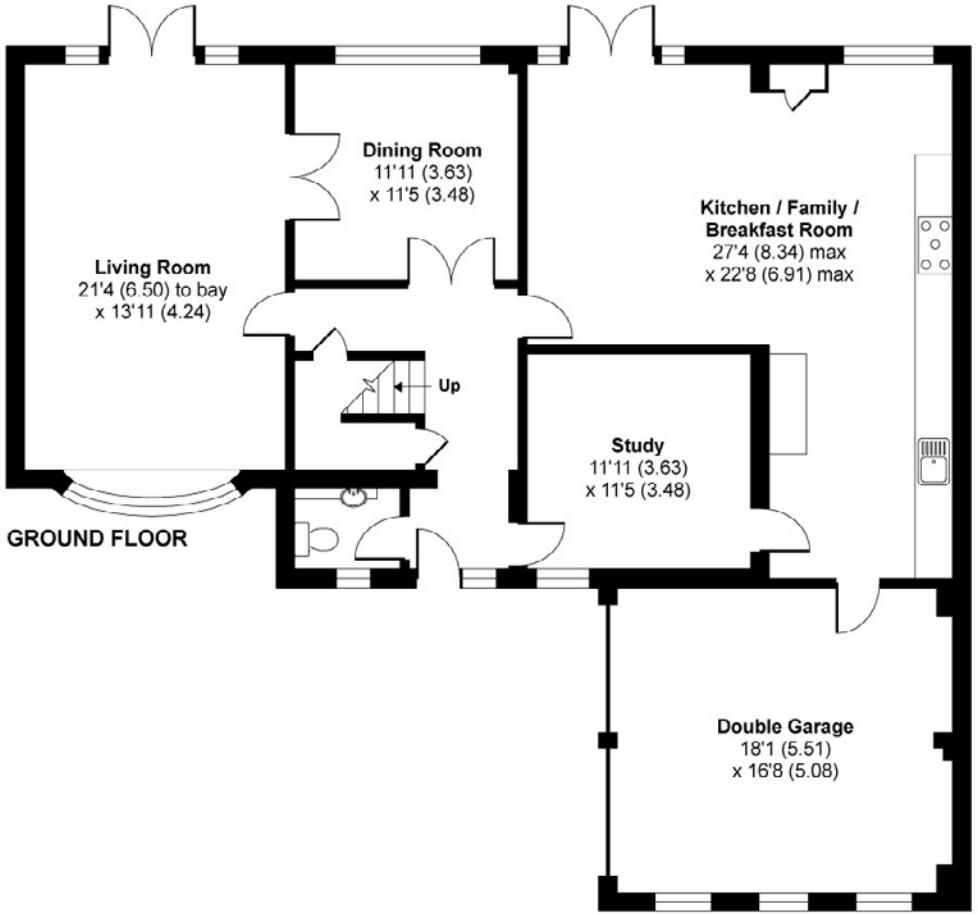
PALM SPRINGS

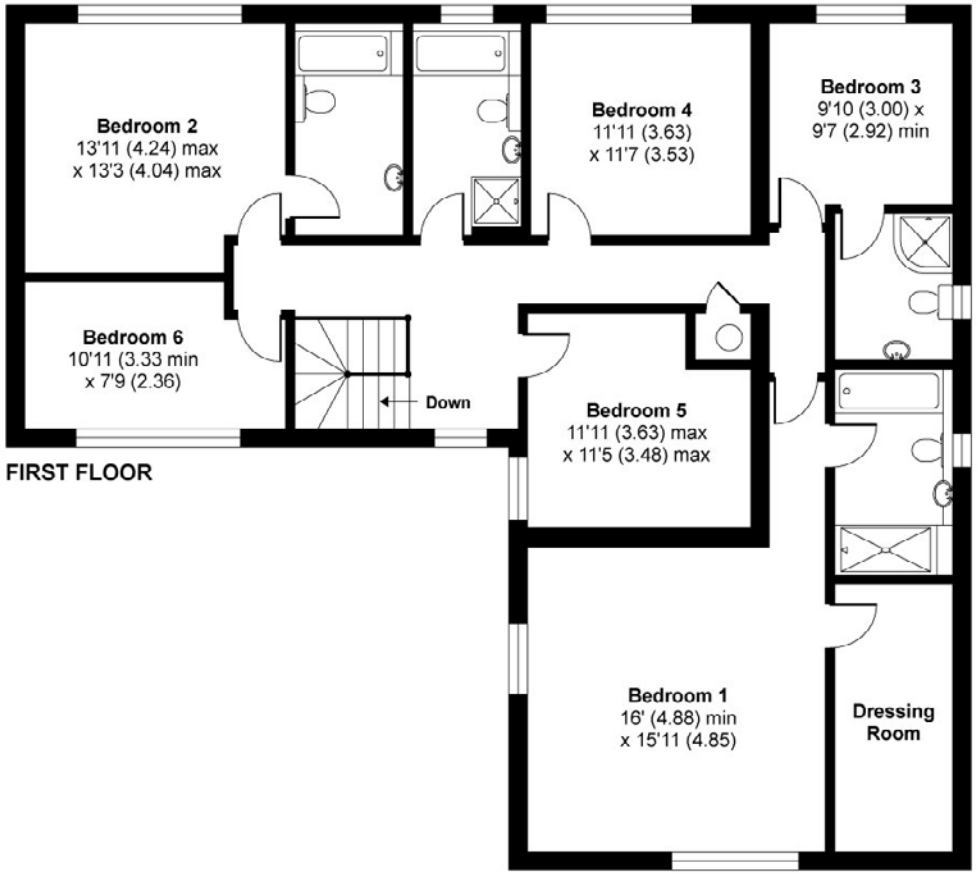
BRITONS

Orchard
Leigh

Broomrigg Road, Fleet, GU51

APPROX. GROSS INTERNAL FLOOR AREA 3188 SQ FT 296.1 SQ METRES (INCLUDES GARAGE)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Fixture and Fittings:

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Directions:

Postcode: GU51 4LR

Please contact McCarthy Holden for detailed directions

Viewing:

Telephone: 01252 620640
Email: fleet@mccarthyholden.co.uk

Services:

Mains electricity, water and drainage
Gas central heating
EPC Rating - C (74)

Local Authority:

Hart District Council
Tel: 01252 622122
Council Tax Band - G

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