

Gough Road, Fleet
Five Bedroom Detached Family Home



Gough Road, Fleet, Hampshire, GU51 4LJ

The Property

Situated within the prestigious Blue Triangle, this stunning five bedroom detached home offers an exceptional blend of space, style and modern living. Spanning in excess of 3,800 sq ft, it features a thoughtfully designed layout perfect for family living.

Ground Floor

Upon entering, you are greeted by a selection of generously sized living spaces. The formal living room showcases a wood-burning stove as the main focal point, and is flooded with natural light from the french doors leading onto the rear garden. The highlight of this home is the expansive open plan kitchen and dining room, fitted with sleek, modern appliances, island centerpiece and ample storage. There is space for a large dining table, and seating area, with bi-folding doors that lead to a beautifully maintained garden, creating a seamless indoor-outdoor flow. There are three further reception rooms, including two family rooms and a study providing great flexibility. A utility and cloakroom completes the ground floor accommodation.

First Floor

Upstairs, there are five generously sized bedrooms. The principle suite boasts an en-suite shower room and ample wardrobe space. The remaining bedrooms are equally well-proportioned, served by additional bathrooms.

Outside

Set within a generous south facing plot of 0.5 of an acre, the property enjoys a private, landscaped garden, with a patio and raised decking area, ideal for outdoor entertaining. A detached double garage offers secure parking and storage, while a large driveway provides ample space for multiple vehicles.

Location

The location is ideal for the commuter with Fleet mainline railway station offering regular services to London Waterloo from 43 minutes and Junction 4a of the M3 motorway being within easy access.

Fleet town has comprehensive shopping and leisure facilities as well as schools for all age groups, churches of various denominations and a range of 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 6 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 6 miles)

















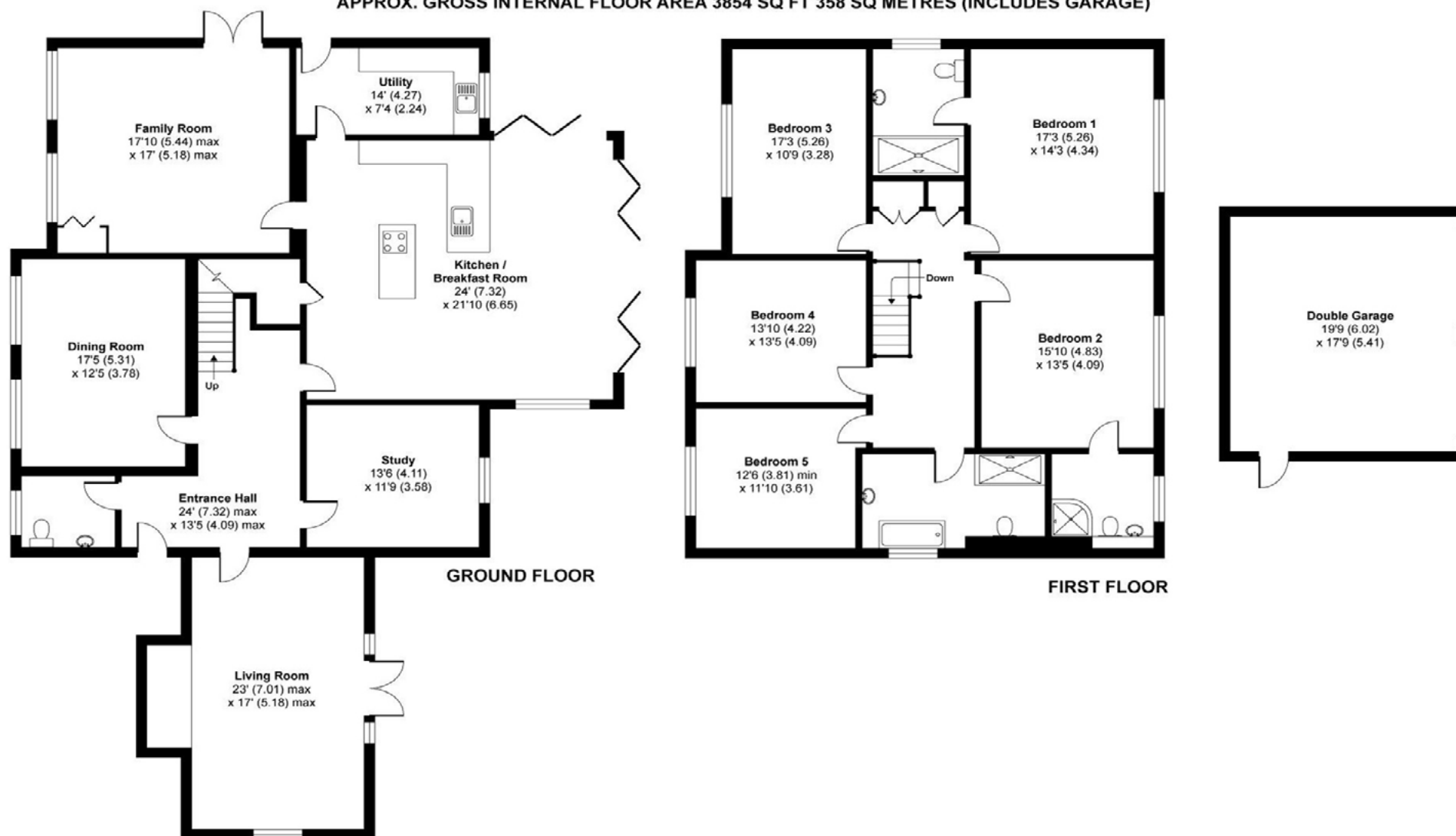






Gough Road, Fleet, GU51

APPROX. GROSS INTERNAL FLOOR AREA 3854 SQ FT 358 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.

Copyright nichecom.co.uk 2017 Produced for McCarthy Holden REF : 212626

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).

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
 Drainage - Mains
 Gas – Mains
 Electric – Mains
 Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
 EPC - C (69)
 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 4LJ 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 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

**McCarthy
Holden** 

www.mccarthyholden.co.uk