

Pondtail Road  
Three Bedroom Detached Family Home





## Pondtail Road, Fleet, Hampshire, GU51 3JF

### The Property

An attractive three bedroom detached property with a good size rear garden located in the popular Pondtail area of Fleet. The property is also close to local schools and Fleet mainline railways station.

### Accommodation

There is a 18ft double aspect living room with French style doors to the rear garden. The extended dining room has views overlooking the garden. The kitchen is fitted with a range of white eye and base level units and includes a range of appliances. A door from the kitchen gives access to extended garage which could easily be transformed into an open plan style kitchen area. (STTP) There is also a cloakroom off the hallway.

The three bedrooms and family bathroom are situated on the first floor, all of which are a good size. Bedroom boasts an ensuite which includes a shower and wash basin.

### Outside

A particle feature of this of this home is the attractive rear garden. Its mainly laid to lawn with a patio area, ideal for entertaining. There is a mixture of mature plants and shrubs.

To the front of the property is an area of lawn, garage and a large driveway providing generous parking.

### 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).

























































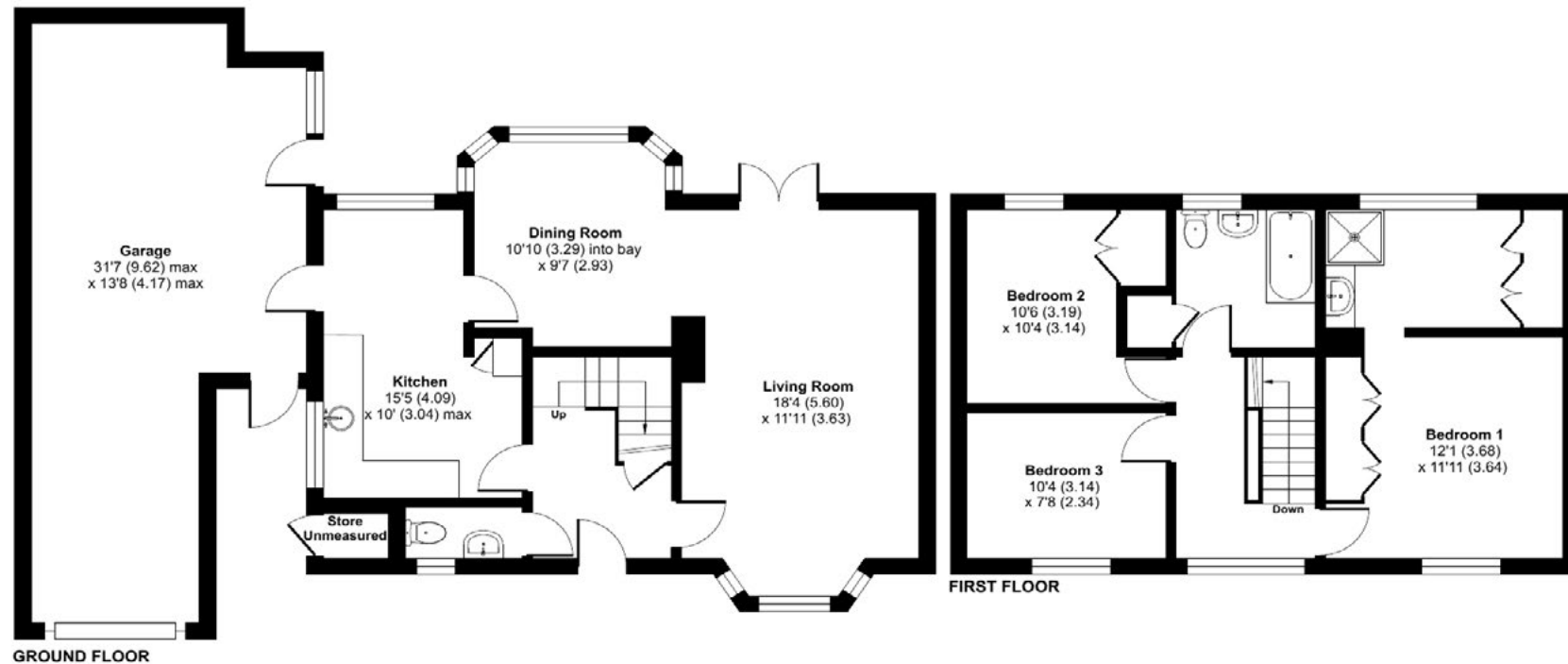
## Pondtail Road, Fleet, GU51

Approximate Area = 1128 sq ft / 104.7 sq m (excludes store)

Garage = 356 sq ft / 33 sq m

Total = 1484 sq ft / 137.7 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for McCarthy Holden. REF: 1216963



# 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).

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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  
Gas – Mains  
Electric – Mains  
Sewage - Mains  
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs  
EPC - D (63)

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/>

Accessibility Accommodations - None

Directions - Postcode GU51 3JF 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

McCarthy  
Holden

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