

Lake House, Attenborough Close, Fleet  
Detached 5 Bedroom Home



# Lake House, Attenborough Close, Fleet, Hampshire, GU51 2RP

## Property

Lake House, which is situated in Attenborough Close in Fleet is the location of an exclusive private development offering detached family homes with features like lake views, private gardens and private living. This property has five bedrooms, four reception rooms and a beautiful lakeside view.

## Ground Floor

The ground floor of this stunning property offers an abundance of space and natural light. Upon entry, you are welcomed by a grand entrance that leads to a large open area, setting the tone for the home's spacious layout. The expansive living room features a cozy fireplace, rich wooden floorboards, and oversized French doors that open to the outdoors, bringing the beauty of nature inside. The large, modern kitchen boasts sleek countertops, a central island, and an open-plan design that seamlessly connects to the dining area, all complemented by the warmth of wooden flooring. A second formal dining room provides even more space for entertaining and is currently being used as a family room. Additional practical features include a utility room, a convenient downstairs W.C., and

a garage that is now serving as a home gym. For those seeking a quiet retreat, the downstairs study offers tranquil views of the lake, creating the perfect environment for both work and relaxation.

## First Floor

The first floor of this home offers a selection of spacious and comfortable bedrooms, ideal for family living. The generously sized master bedroom is light and airy, featuring a walk-in dressing room and a luxurious ensuite with his-and-hers sinks for added convenience. A large family bathroom is beautifully appointed with both a shower and a bathtub, catering to the needs of the household. Bedroom 2 is another impressive space, offering a large double room with built-in wardrobes and its own ensuite for added privacy. Bedrooms 3 and 4 are both double rooms, each with built-in wardrobes, providing ample storage and comfort. The fifth bedroom, a smaller double, is perfect for a child's bedroom or could easily serve as an extra study or home office, offering versatility to suit your needs.

## Outside

This property boasts stunning panoramic views overlooking the serene lake, offering a perfect backdrop for outdoor living. The owners have thoughtfully utilized both the front and rear gardens to create inviting spaces for relaxation and entertainment. At the front of the property, you'll find a charming, well-designed patio area—ideal for hosting guests or enjoying peaceful moments outdoors. The expansive rear garden is equally impressive, featuring a spacious, multi-level patio with ample seating. Perfect for alfresco dining or entertaining, it's complemented by a generous lawn, providing a perfect balance of style and functionality for outdoor enjoyment.

## 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.











































































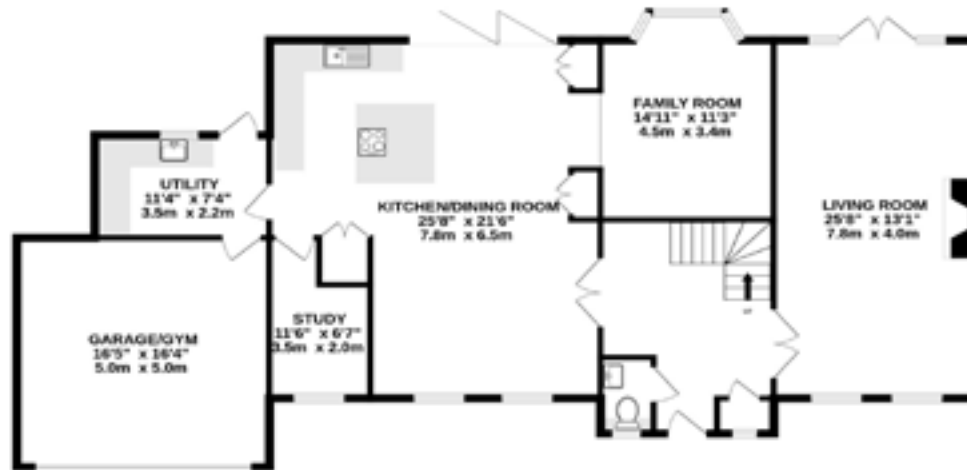




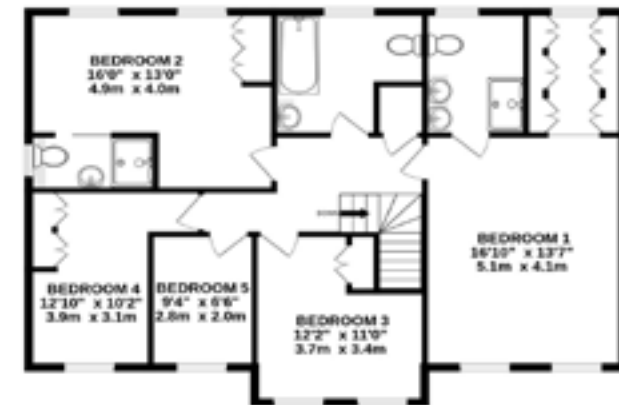




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2675sq.ft. (248.5 sq.m.) approx.

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

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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 - C (73)  
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 2RP

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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