

Cedar Drive  
Four Bedroom Bungalow



## Cedar Drive, Fleet, Hampshire, GU51 3HD

### The Property

This spacious, modernised, four-bedroom detached bungalow in Pondtail offers versatile living space on one level, close to Fleet Town Centre, schools, and shops and is within a short walk of Fleet Pond nature reserve.

### Accommodation

The property features a spacious living room that seamlessly flows into a modern open-plan kitchen/dining area, perfect for entertaining or relaxing. The kitchen boasts sleek gloss cabinetry, solid wood worktops, and a range of high-quality appliances. Adjoining the kitchen is a conservatory with garden views. Additionally, there is a separate utility room as well as a generous study, ideal for working from home.

### Bedrooms and Bathrooms

There are four double bedrooms, all with fitted wardrobes. The master and second bedrooms benefit from re-fitted en-suites. The family bathroom serves the remaining bedrooms.

### Outside

The property is approached via a driveway with ample parking and a double garage. The sunny south-east facing rear garden features a patio area, perfect for outdoor dining, and a well-maintained lawn surrounded by mature trees and shrubs.

Viewings are highly recommended

### Location

Fleet offers excellent commuter links by both rail and road, with regular trains to London Waterloo and easy access to the M3 motorway. The town centre provides comprehensive shopping and leisure facilities, schools for all age groups, and various health care services. Nearby towns such as Basingstoke, Guildford, and Reading are within 20 miles, while the historic market town of Farnham and picturesque villages like Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles away.

### Additional Information

Council Tax Band - F



















































































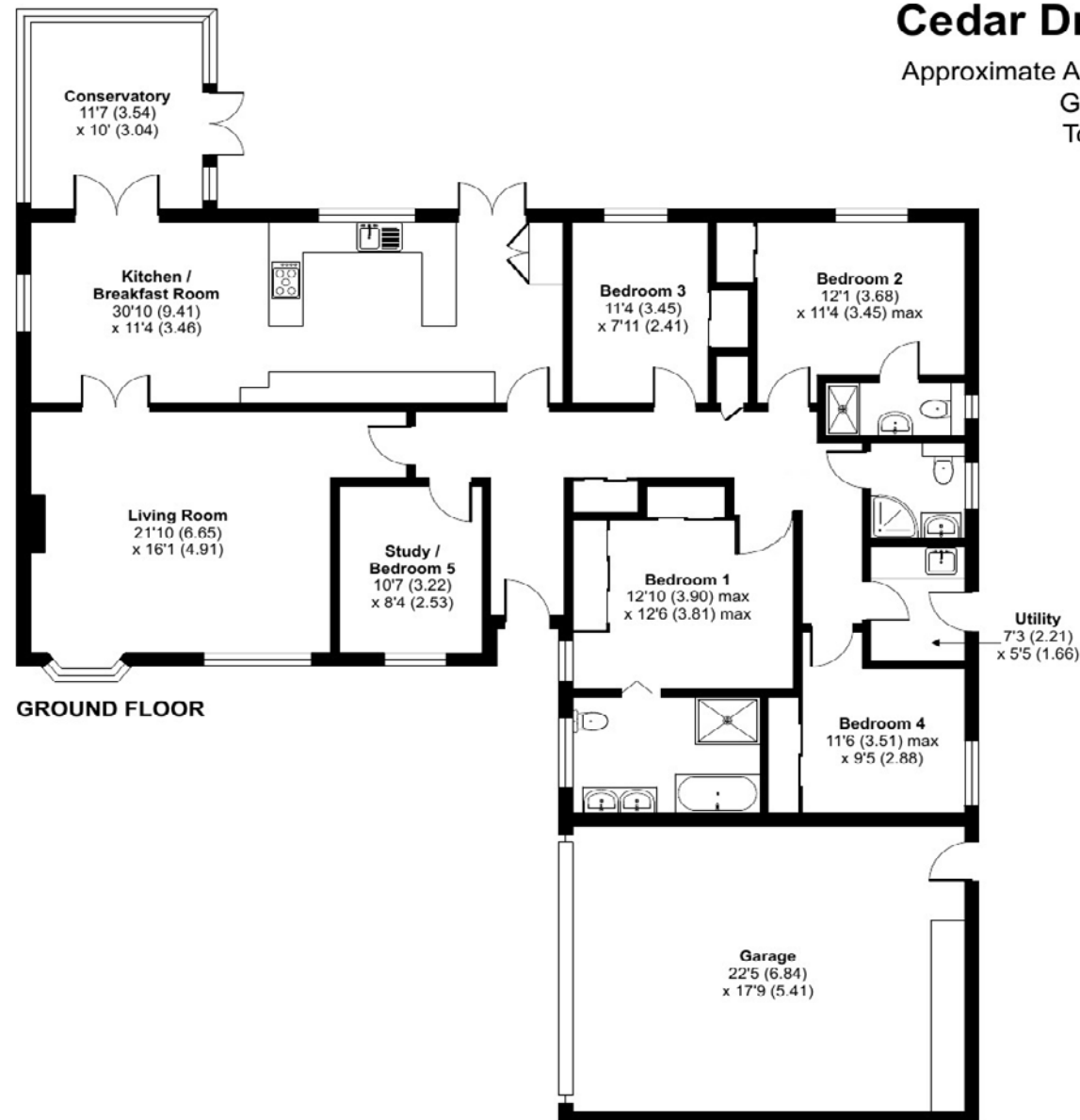
## Cedar Drive, Fleet, GU51

Approximate Area = 1800 sq ft / 167.2 sq m

Garage = 404 sq ft / 37.5 sq m

Total = 2204 sq ft / 204.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for McCarthy Holden. REF: 1210259



# 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 - 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 3HD 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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