

Six Bedroom Detached Property
Kingsley Square, Fleet



8 Kingsley Square, Fleet, Hampshire, GU51 1AH

The Property

This six bedroom double fronted detached property is situated on the ever popular Elvetham Heath development, close to local amenities. The property is offered to the market in excellent decorative order with accommodation measuring approximately 2,260 sq. ft.

Ground Floor

To the ground floor is a 29 ft. kitchen/breakfast/family room with bi-fold doors opening onto the garden. The kitchen has been fitted with a range of contemporary units, island with integrated hob and extractor over. Further integrated appliances include oven and dishwasher. The rear aspect living room has French style doors to the garden and a feature fireplace. Further ground floor accommodation includes a study and cloakroom.

First Floor

On the first floor there are four bedrooms with bedrooms one and two benefitting from en-suite facilities. Bedroom one also has a dressing area. There is also a Jack and Jill bathroom with access from the hallway and bedroom three.

First Floor

There are two further bedrooms on the second floor (one of which is currently used as a dressing room) and a bathroom with separate shower cubicle.

Outside

The front of the property has driveway parking leading to a double garage which has been converted into a studio/gym.

The rear garden has been beautifully landscaped and is split level with two seating areas making it ideal for entertaining with access from both the bi-fold doors from the kitchen and the French style doors from the living room. There are also areas of artificial turf and a selection of planting.

Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

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.

























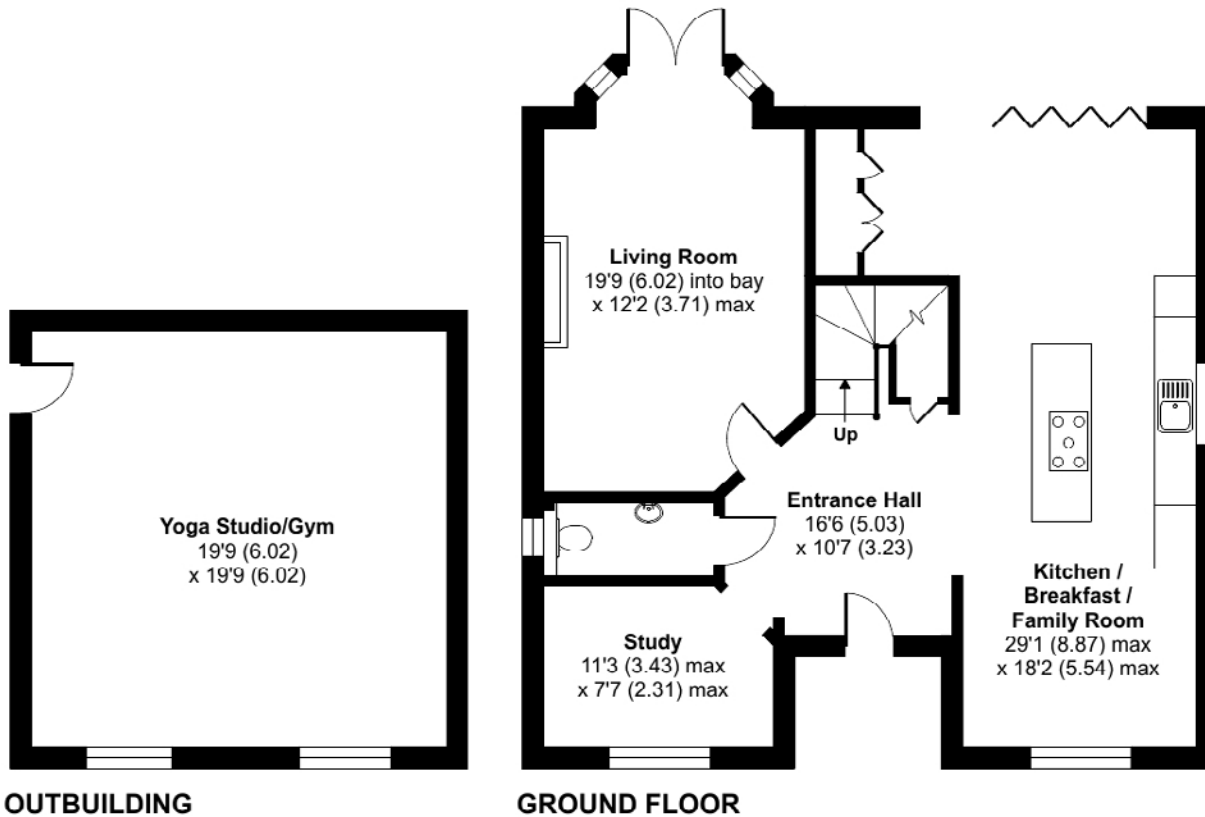
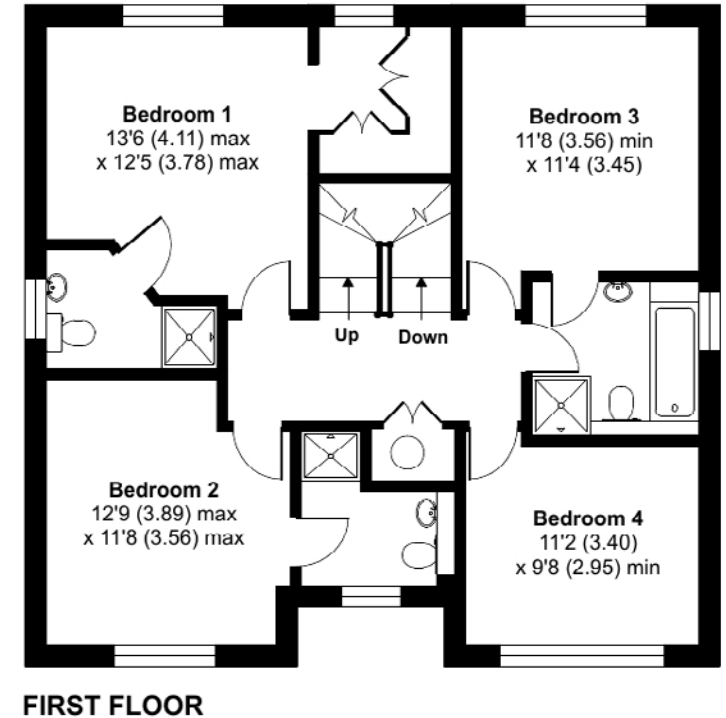
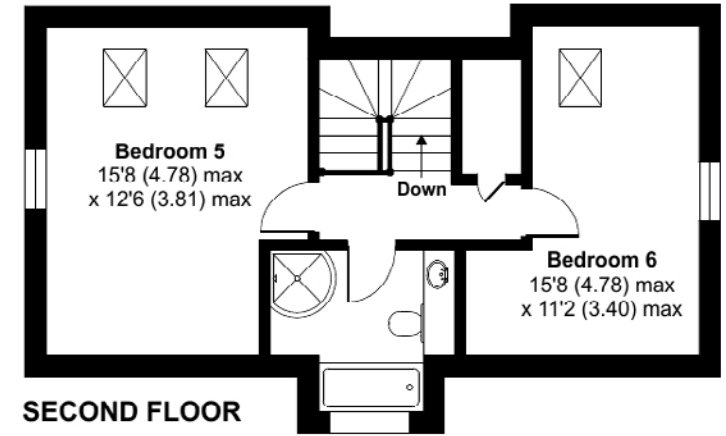
Kingsley Square, Fleet, GU51

Approximate Area = 2267 sq ft / 210.6 sq m

Outbuilding = 393 sq ft / 36.5 sq m

Total = 2660 sq ft / 247.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for McCarthy Holden. REF: 189742









Places of interest

Fleet offers a good selection of amenities including schools, sports, leisure and shopping facilities, bars, restaurants and coffee shops plus excellent commuter links via Fleet mainline railway station and the M3 motorway.

Elvetham Heath is ideally located for access to the facilities of Fleet. The pictures below show a selection of local attractions.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Woods Backing onto Fleet Pond



Fleet Pond/Station

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.

Directions - Postcode GU51 1AH. 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 and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone sole agents
McCarthy Holden: 01256 704851

Services

Mains electricity, water and drainage.
Gas fired central heating.
EPC Rating C (71)

Local Authority

[Hart District Council](#)
[Council Tax band - G](#)

McCarthy
Holden 

www.mccarthyholden.co.uk