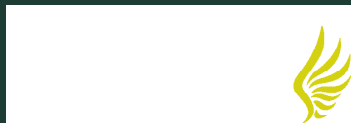


Basingbourne Road Five Bedroom Detached Property



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Basingbourne Road, Fleet, GU52 6TH

The Property

Located within a short distance of Basingbourne Park, Court Moor School and Heatherside School, this stunning detached family home is set on a superb 0.35-acre plot and offers over 3,000 square feet of fully renovated living space, exuding the charm of a new build throughout.

Ground Floor

Ideal for entertaining, the impressive double-height grand hallway sets the tone, leading to the living room, study, and kitchen/dining room, with an additional, separate utility room. The living room measures an impressive 17' with double aspect windows and triple bi-folding doors that open out to the rear garden. The kitchen/diner boasts ample storage space, complemented by sleek quartz worktops and integrated appliances, making it both stylish and highly functional. The dining area features bi-fold doors that open onto the rear garden patio, seamlessly blending indoor and outdoor living spaces.

First Floor

The property boasts five double bedrooms and three bath/shower rooms, making it perfect for growing families. The principal suite is a stand-out, with en suite facilities, a dressing area, and a Juliet balcony overlooking the beautiful rear garden.

Outside

The rear garden is a true highlight. It includes a spacious patio area adjacent to the house and a charming brick-built summer house/study area for relaxation. Furthermore, there are various storage areas that could be used as a garden room, home office, or hobbies room. The final 30 feet of the garden are wooded, offering a serene natural space.

The property features a large gravel driveway that can accommodate several vehicles, providing ample parking space for family and guests. Additionally, there is a single garage, offering secure storage or parking for one vehicle.

Additional Information

Hart District Council Tax Band E

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).

























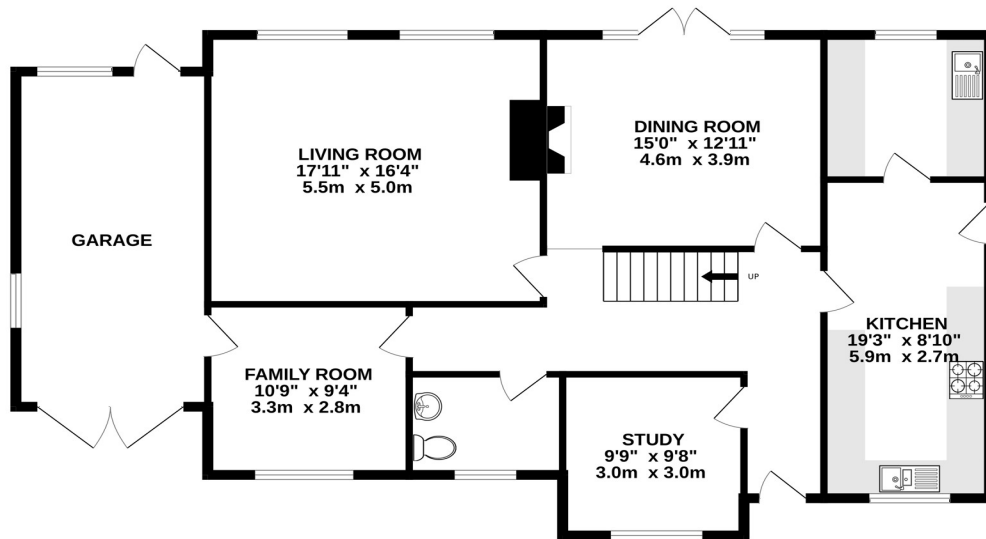




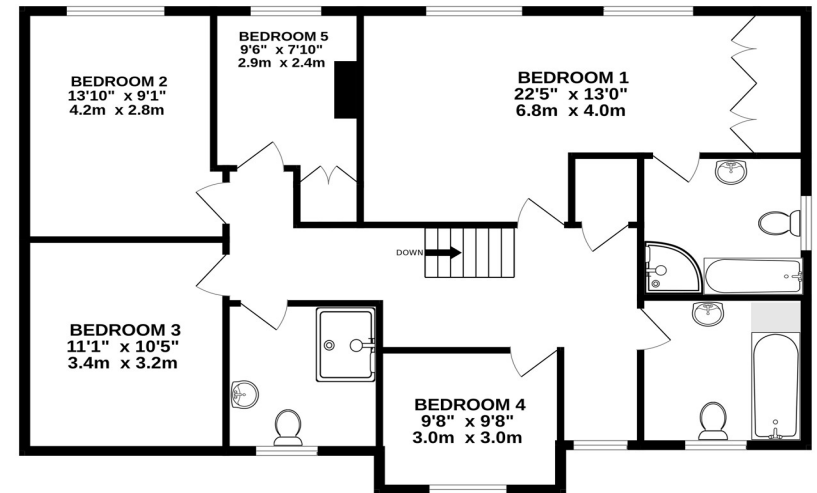




GROUND FLOOR



1ST FLOOR



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 are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingbourne Park Playground



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.

Directions - Postcode GU52 6TH. 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.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas Central Heating
EPC Rating - 79 (C)

Local Authority

[Hart District Council](#)
[Council Tax Band - E](#)



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