

Branksomewood Road Four Bedroom Character Apartment



5 The Manor House, Branksomewood Road, Fleet, GU51 4SP

The Property

A four bedroom character apartment offering over 1,500 sq. ft. of accommodation over two floors. The property is situated close to Branksomewood doctors surgery and the town centre.

Accommodation

This attractive Victorian property is part of the 1996 conversion of the former St. Nicholas' School and offers light and airy reception rooms and versatile accommodation for those that work from home. The grand entrance hallway has some beautiful features including ornate coving, cast iron fireplace with fitted coal effect fire and tiled inlay with marble hearth. A particular feature is the large turned staircase which leads to the first floor. A video/telephone security system provides access to the property.

There is a generous hallway which leads to a 22 ft. living/dining room with turret window, kitchen/breakfast room, two bedrooms and a shower room. Bedroom one features a dressing room and en-suite shower room. The kitchen is fitted with limed oak cabinets and white work surfaces plus built in appliances including oven, hob, extractor fan, fridge, freezer, washing machine and dishwasher.

Stairs lead to the second floor where there are two further bedrooms and a study.

Outside

Externally there are beautiful landscaped and attractive communal gardens, allocated parking space and a garage with power and light.

Additional Information

Ground Rent is £150.00 per annum
Service Charge is currently £4,068.00 per annum
There are 100 years remaining on the lease

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 denomination and a range of 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 6 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 6 miles).































Branksomewood Road, Fleet, GU51

Approximate Area = 1501 sq ft / 139.4 sq m

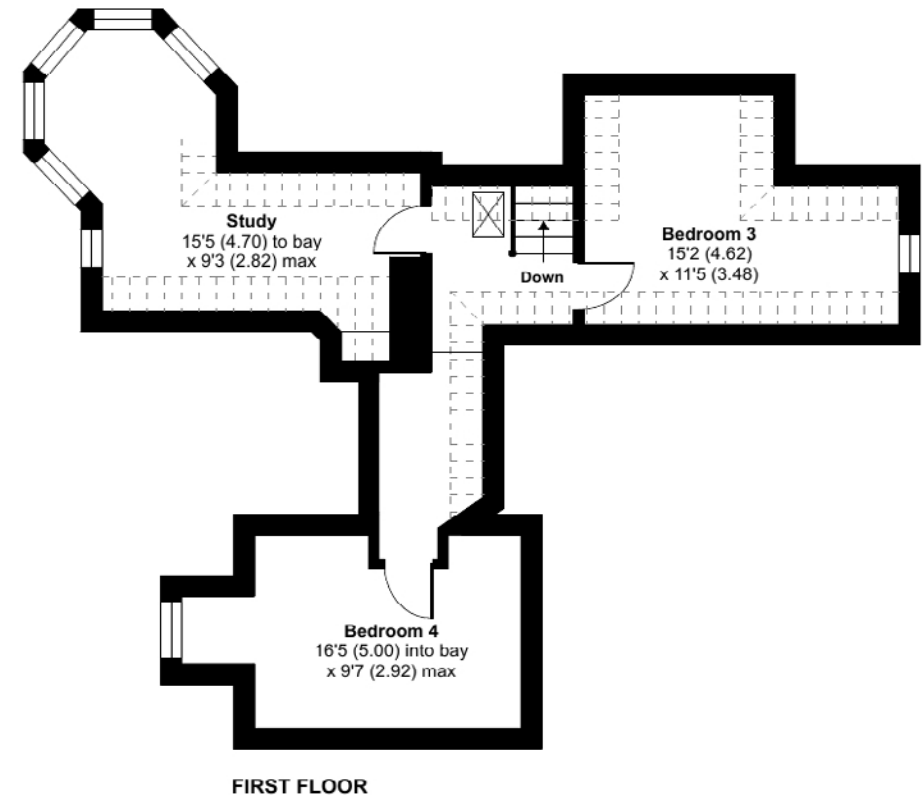
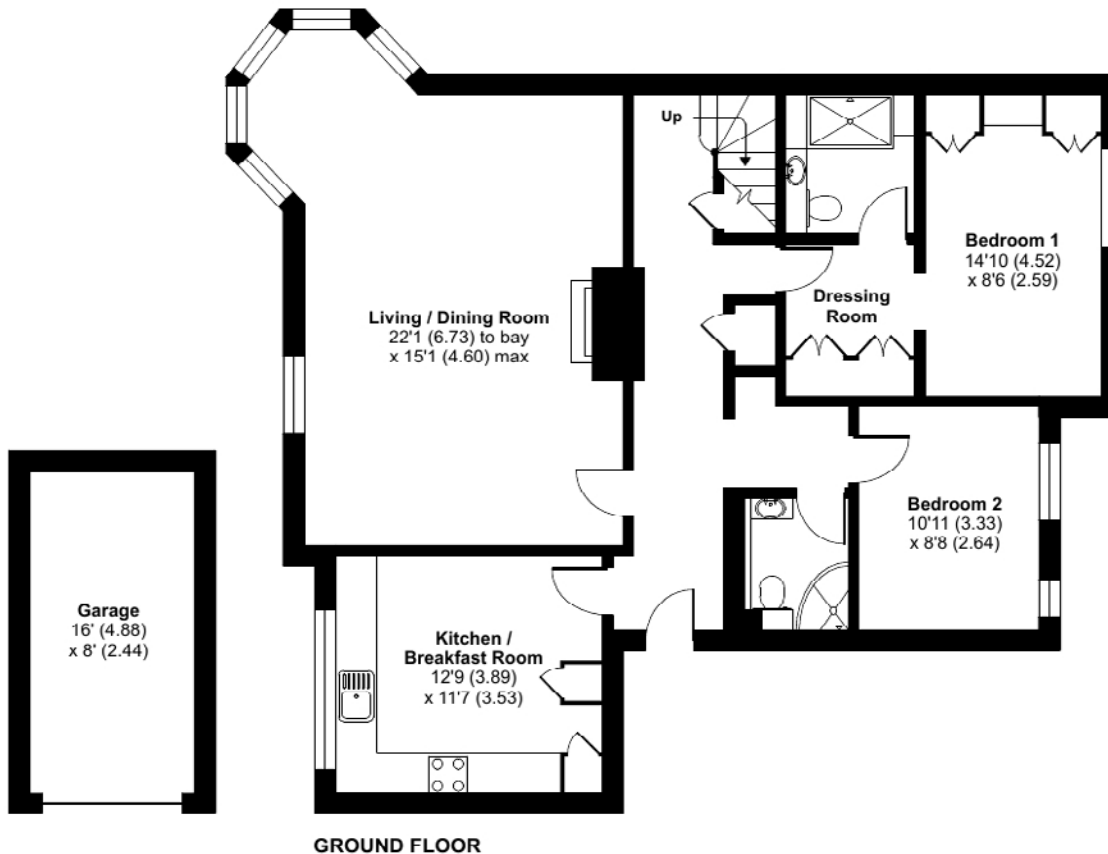
Limited Use Area(s) = 146 sq ft / 13.6 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1775 sq ft / 164.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for McCarthy Holden. REF: 788706

Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Basingstoke Canal



Fleet Mainline Railway Station



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.

Directions - Postcode GU51 4SP. 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 - D (56)

Local Authority

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

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