

Netherhouse Moor, Fleet  
Three Bedroom Semi-Detached Home





## Netherhouse Moor, Fleet, Hampshire, GU51 5TY

### The Property

This well-presented three-bedroom family home, enjoying a peaceful setting backing onto open fields, is situated on the highly sought-after Netherhouse Moor development in Fleet. Residents benefit from convenient access to Fleet town centre with its wide array of shops, restaurants, and amenities, as well as the mainline railway station offering direct links to London Waterloo.

### Ground Floor

The ground floor accommodation is thoughtfully laid out and comprises an entrance porch providing a welcoming entrance to the property, a useful cloakroom, a spacious living room perfect for relaxation, and a separate dining room with French-style doors that open onto the rear garden, ideal for entertaining and al fresco dining. The well-appointed kitchen is fitted with a range of contemporary white Shaker-style units, complemented by a selection of integrated appliances including an oven, hob, extractor fan, and dishwasher, making it a truly functional space.

### First Floor

Ascending the stairs from the living area, you'll find a first-floor landing leading to three well-proportioned bedrooms. There is also a family bathroom on this floor.

### Outside

Externally, the property benefits from driveway parking leading to a garage, providing ample off-road parking and storage space. The enclosed rear garden offers a private outdoor space, laid with a mixture of patio and lawn areas, creating a versatile environment for both relaxation and recreation. The property's position backing onto open fields further enhances its appeal, offering a tranquil and picturesque backdrop.

### 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.





































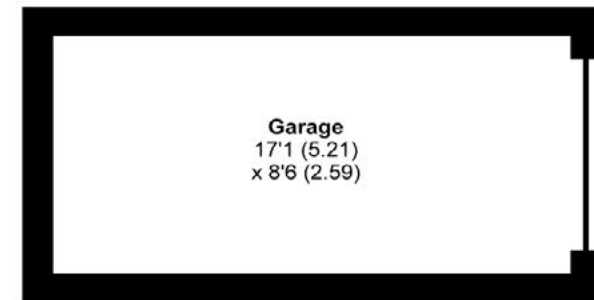
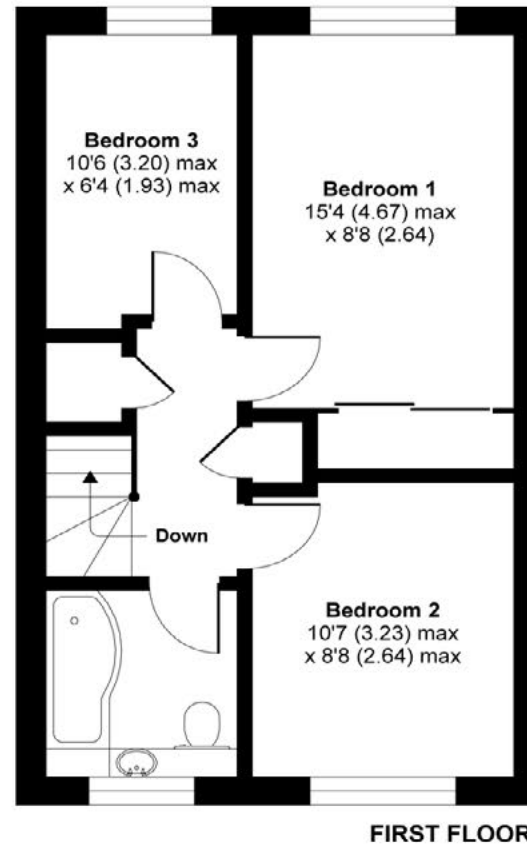
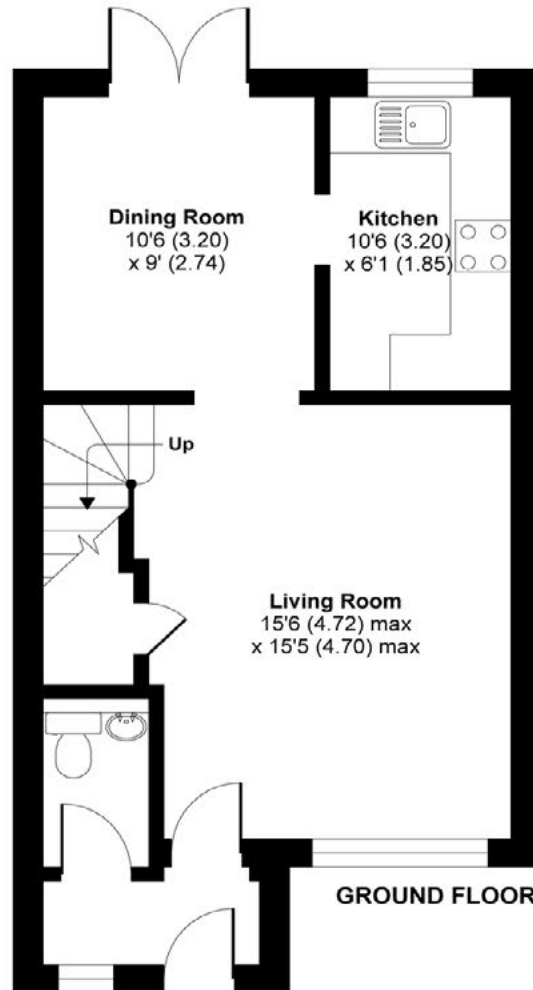
## Church Crookham, Fleet, GU51

Approximate Area = 853 sq ft / 79.2 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 998 sq ft / 92.7 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). © n/checom 2021. Produced for McCarthy Holden. REF: 741603



# 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 (71)  
 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 5 TY 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 D



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