

Reading Road North
Four Bedroom Detached Property



Reading Road North, Fleet, GU51 4HT

The Property

Situated in the prestigious Blue Triangle of Fleet, this exceptional, four bedroom, detached, character family home boasts nearly two acres of private grounds. The property was originally constructed by the renowned local builder Pool & Son circa 1920.

Ground Floor

Upon entry to this beautiful home, you are greeted with an attractive entrance hall that sets the scene of the character within the property. Accessed via the entrance hall is the living room, study, dining room, cloakroom, utility room and kitchen/breakfast room. The living room spills with character with its high ceilings, Windsor classic coving, Neo-Classicism style Dado railing and a stone carved open fireplace. In contrast to the character of the home is the modern re-fitted kitchen. The triple aspect kitchen has stone-effect tiled flooring, granite work surfaces, space for a free standing American sized fridge/freezer, an in-built microwave, a duo gas/electric range cooker, and an excellent array of cupboards and storage facilities.

First Floor

There are three very generous sized bedrooms and a fourth double bedroom. The main bedroom is double aspect and boasts wall-length, built-in storage and a large en-suite bathroom. There is also a family bathroom for the other three bedrooms to share.

Outside

The picturesque rear garden is mostly laid to lawn with a patio area surrounding the house. There is a range of different mature trees, shrubs and flowerbeds and at the very back of the garden is an area of bluebells; adding to the beauty of this home.

To the front of the property is a large gravel driveway and a double garage, offering parking for several vehicles.

Additional Information

Council Tax Band G

Location

The Blue Triangle, a highly desirable area, is located minutes from Fleet town centre. 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 multiple 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).



















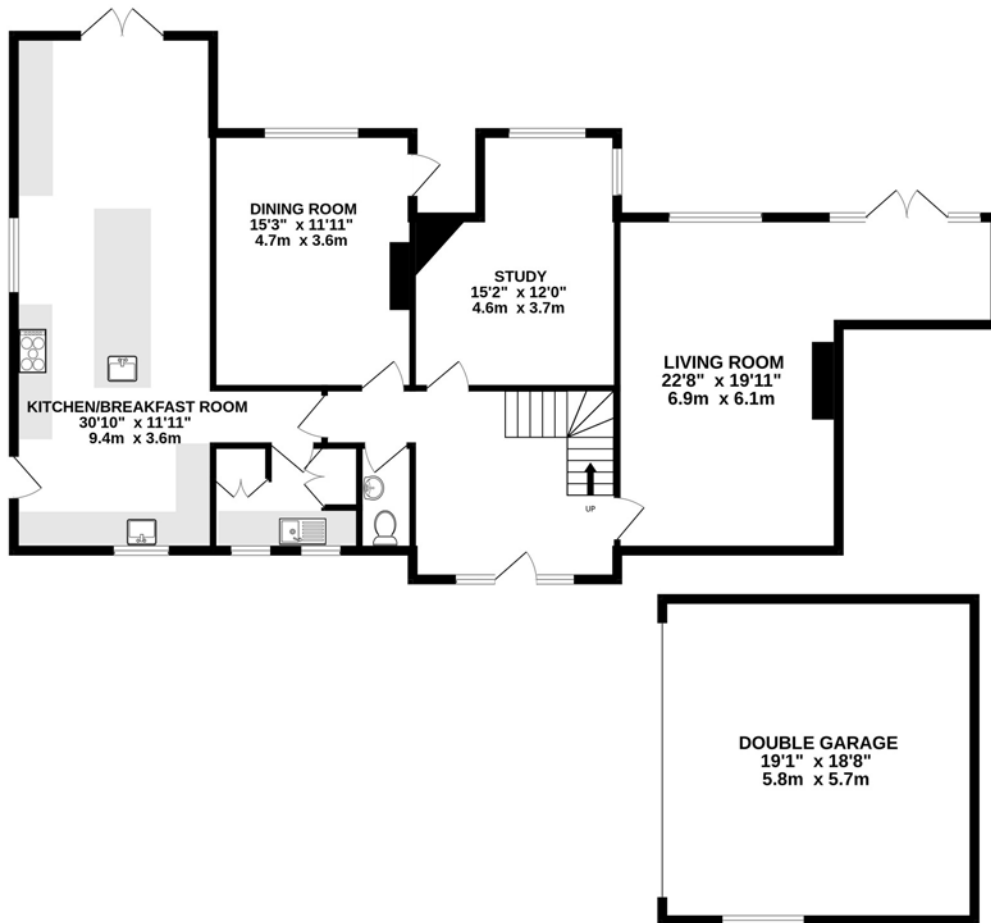




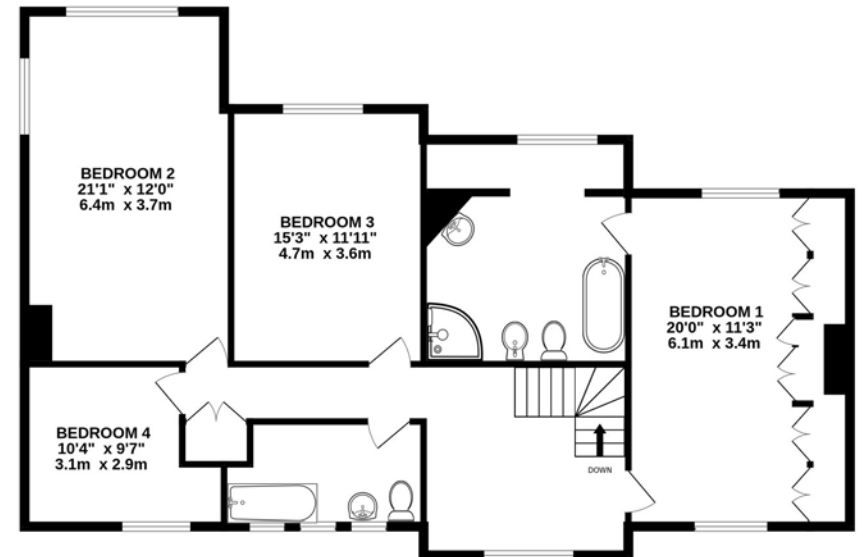




GROUND FLOOR
1640 sq.ft. (152.4 sq.m.) approx.



1ST FLOOR
1215 sq.ft. (112.9 sq.m.) approx.



TOTAL FLOOR AREA : 2855 sq.ft. (265.3 sq.m.) approx.

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



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.

Directions - Postcode GU51 4HT. 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 (61)

Local Authority

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

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