

## Church Road, Blue Triangle Five Bedroom Family Home





# Peatmoor Lodge, Church Road, Fleet, Hampshire, GU51 4LY

## The Property

This beautifully designed, newly built five bedroom family home is crafted to the highest standards, and features luxury fixtures and fittings throughout. The property provides well proportioned living spaces, perfect for modern family life, and is ideally situated in the sought after Blue Triangle conservation area of Fleet, close to local amenities and Fleet mainline railway station. This stylish home benefits from underfloor heating throughout the ground floor and radiator heating to the first floor, via an air source heat pump.

## Ground Floor

The ground floor accommodation includes an inviting entrance hallway with oak staircase, a spacious living room, and a bespoke 34ft kitchen/breakfast/dining room, ideal for family gatherings or entertaining. Featuring bi-fold doors leading to the rear garden, the space is a particular stand out feature of the property and is equipped with a stylish range of eye and base-level units, along with integrated appliances, including an oven, hob with extractor over, and a dishwasher.

The utility room and a separate WC complete the downstairs accommodation.

## First Floor

The property boasts four well-appointed bedrooms to the first floor, each with its own ensuite and fitted wardrobes. The main bedroom stands out with a luxurious ensuite, a spacious dressing area, and a striking glass balcony, accessible through bi-fold doors, providing views over the rear garden.

## Second Floor

Bedroom five further benefits from an ensuite and fitted wardrobes and is situated on the second floor together with the games room.

## Outside

A standout feature of the property is the beautifully landscaped rear garden, primarily laid to lawn. There is also a large patio area, ideal for entertaining. At the front of the property, you'll find driveway parking, leading to the integral garage.

## Location

The property is located in the heart of 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 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).

## Additional Information

Tax Band is TBC and the local council is Hart























































































































































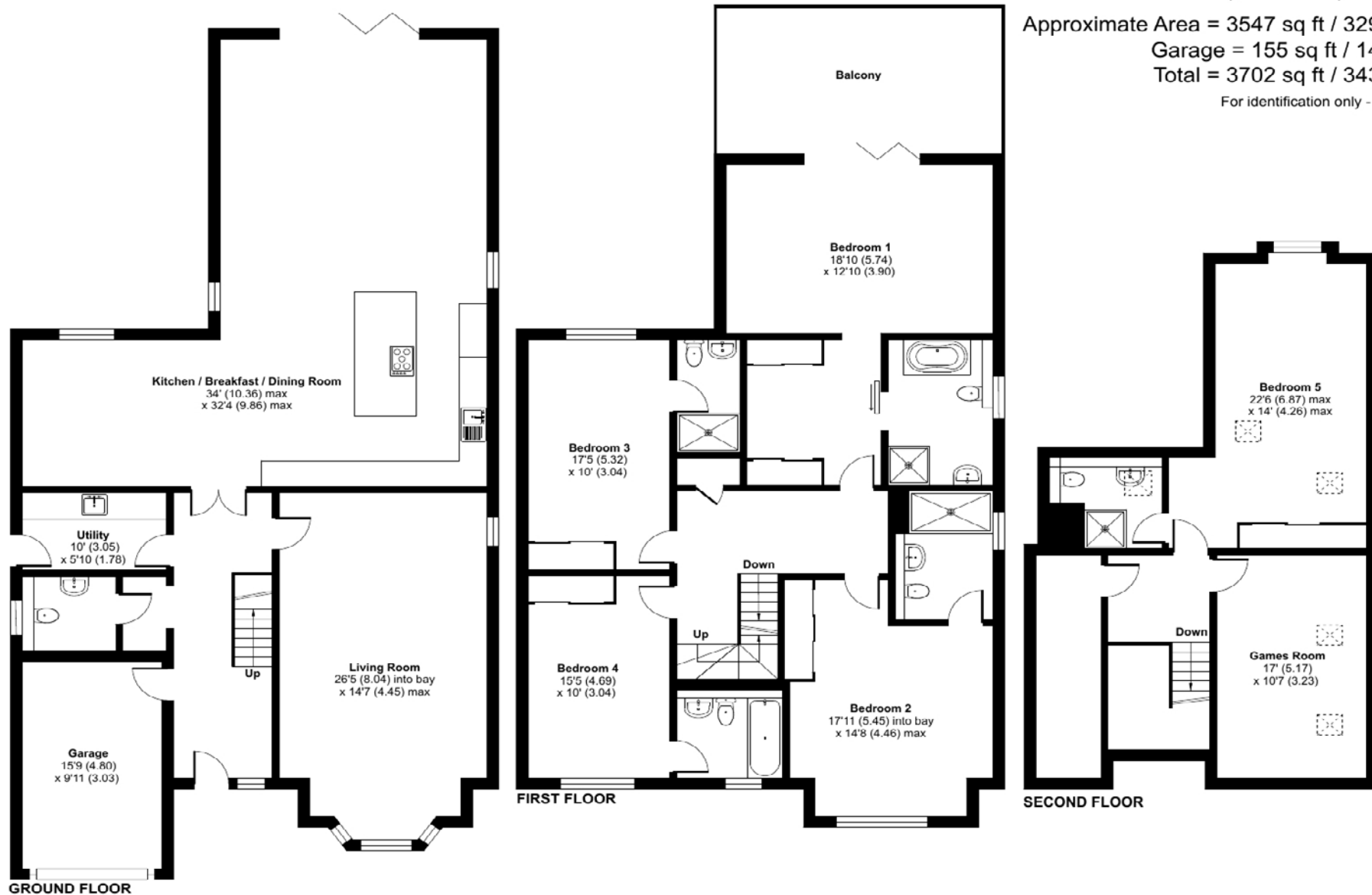
## Church Road, Fleet, GU51

Approximate Area = 3547 sq ft / 329.5 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 3702 sq ft / 343.8 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|cheom 2024.  
Produced for McCarthy Holden. REF: 1265347



# 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 - B (85)  
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 4LY

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 E

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