

Friesian Close, Fleet  
Four Bedroom Detached Home





## Friesian Close, Fleet, Hampshire, GU51 2TP

### The Property

Nestled on a corner plot within a quiet cul-de-sac on the sought-after Ancells Farm development, this well-presented family home offers exceptional convenience. Enjoy easy access to Fleet's mainline railway station, the bustling town centre, the M3 motorway, and a wealth of local amenities.

### Ground Floor

The ground floor unfolds into a spacious living room, bathed in natural light from garden-facing windows. An extension has created a versatile additional reception room, perfect as a home office or family space. The heart of the home is the generously sized kitchen/diner, featuring ample eye and base level units, a central island, and a dining area ideal for entertaining.

### First Floor

Ascending to the first floor, you'll find four bedrooms and a family bathroom.

The principal bedroom boasts the added convenience of an en-suite shower room.

### Outside

The property benefits from a substantial south-facing rear garden, predominantly laid to lawn and enhanced by mature evergreen shrubs and ornamental plantings.

A decking area offers delightful outdoor living space, while a side gate provides access to the side of the property. To the front, a driveway leads to a single garage, ensuring ample parking

### Location

Fleet has excellent commuter links with trains to London Waterloo from 43 minutes via the mainline railway station and Junction 4a of the M3 motorway linking 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.

















































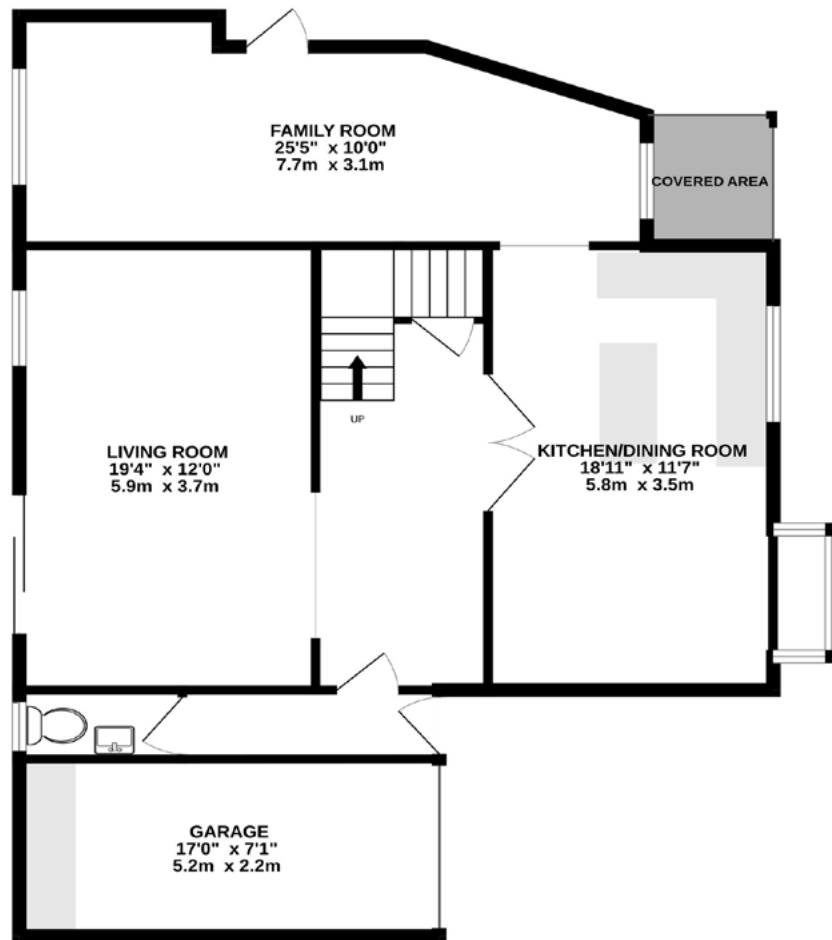




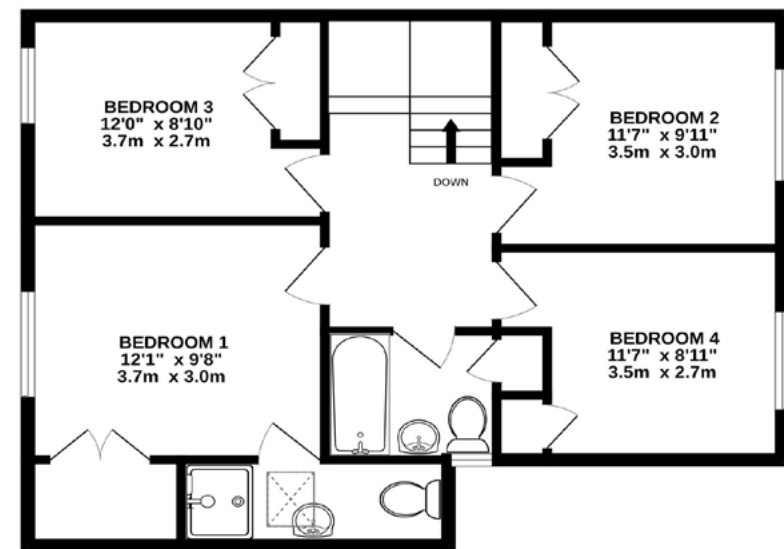




GROUND FLOOR



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 & Farnham are shown below.



Fleet Pond



Rail Line/Fleet Pond



Mainline Railway Station



Basingstoke Canal



Fleet High Street



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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 (72)  
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 2TP 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 F



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