

Cresswell, Blue Triangle, Fleet
Six Bedroom Detached Family Home



Cresswell, Fleet, Hampshire, GU51 4LG

The Property

Built in the 1950s by the renowned Pool and Sons, this spacious family home occupies a prime position in the sought-after Blue Triangle area of Fleet.

The property is approached via manual gates from Victoria Hill Road, opening onto a substantial resin bonded driveway providing ample off-road parking and access to the large, detached triple garage with excellent storage over. A second driveway is also accessible via Sunnyside.

Ground Floor

Internally, the home boasts two elegant double-aspect reception rooms to the front, each featuring a beautiful bay window that floods the space with natural light. The refitted kitchen and dining area serves as the true hub of the home, featuring a comprehensive range of fitted cupboards under granite work surfaces, along with integrated appliances including a Range, dishwasher, fridge freezer, and Butler sink. Bi-folding doors from the dining area open to provide delightful views over the garden, creating a seamless indoor-outdoor living experience. Off the kitchen, a further versatile reception room offers its own front door and

staircase leading to two double bedrooms and a bathroom. This space could function perfectly as a family room connected to the kitchen or as a more independent annexe. A utility room, boot room, and cloakroom complete the ground floor accommodation.

First Floor

To the first floor, you will find four well-proportioned bedrooms and a family bathroom. Bedrooms one and two both benefit from the luxury of ensuite bathrooms.

Outside

A particular feature of this property is the southerly facing rear garden. Predominantly laid to lawn, it enjoys a high degree of privacy thanks to a range of mature trees and shrubs along the borders. A paved patio area to the rear of the kitchen provides a wonderful space for outdoor entertaining.

Location

This exceptional property offers a fantastic opportunity to acquire a substantial family home in a highly desirable location, blending classic build quality with modern living spaces and a superb garden.

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).







































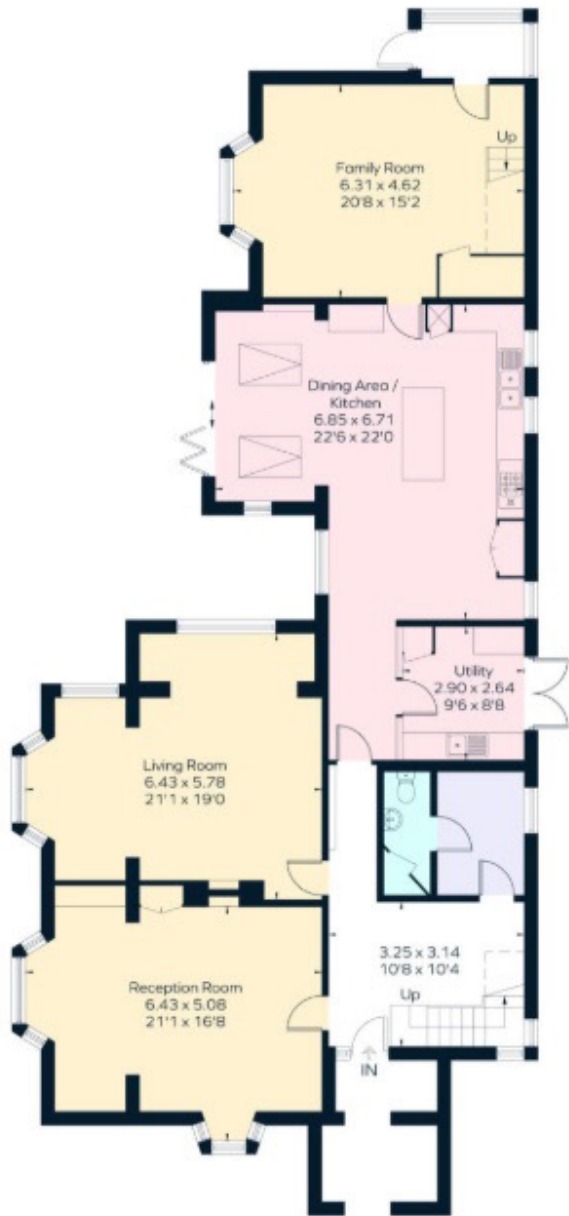








Approximate Floor Area = 322.4 sq m / 3470 sq ft
Garage / Mezzanine = 91.4 sq m / 984 sq ft
Total = 413.8 sq m / 4454 sq ft



Ground Floor



First Floor



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 - D(64)
 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 4LG

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 G

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