

Dukes Mead, Fleet  
Four Bedroom Detached Property



# Dukes Mead, Fleet, GU51 4HA

## The Property

We are delighted to bring to the market this beautiful four bedroom detached family home situated in the popular Tavistock area of Fleet.

## Ground Floor

On the ground floor is the entrance hallway with cloakroom, dining room, kitchen, conservatory, utility room, garage and 25 ft living room. The living room has parquet flooring and is double aspect with a wall-length window to the front of the property and sliding doors to the rear, allowing natural light to flood the room. The kitchen/breakfast room is fitted with a range of eye and base level units and leads on to the conservatory extension with dining area. Behind the dining area is a separate utility room that leads on to the garage.

## First Floor

To the first floor are the four bedrooms and family bathroom plus en-suite shower room to bedroom one.

## Outside

The beautiful, south facing garden measuring approximately 45 ft, is mostly laid to lawn with a landscaped patio area and fish pond. Surrounding the lawn are an array of mixed flowers, shrubs and mature trees.

To the front of the property is a driveway fit to accommodate 2-3 cars and there is a single garage.

## Location

Dukes Mead, a highly desirable area, is located minutes from Fleet town centre and mainline station. 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).

























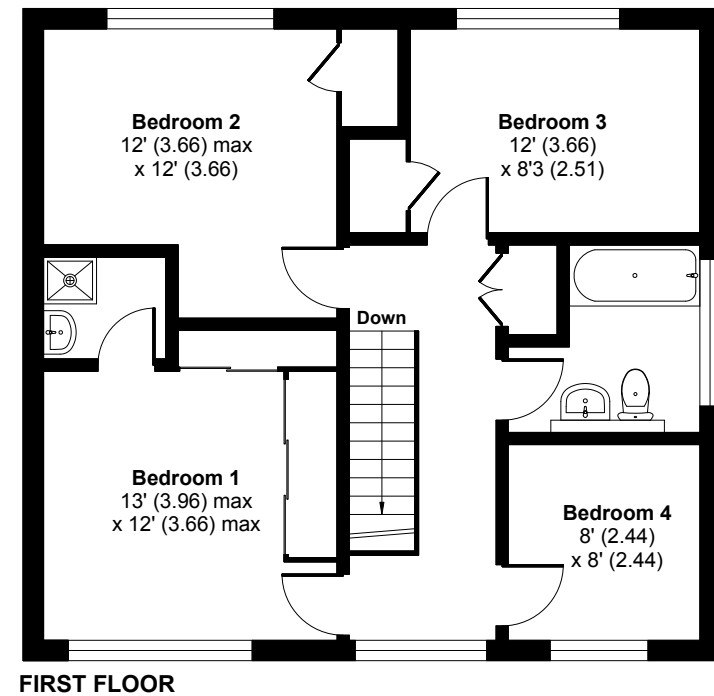
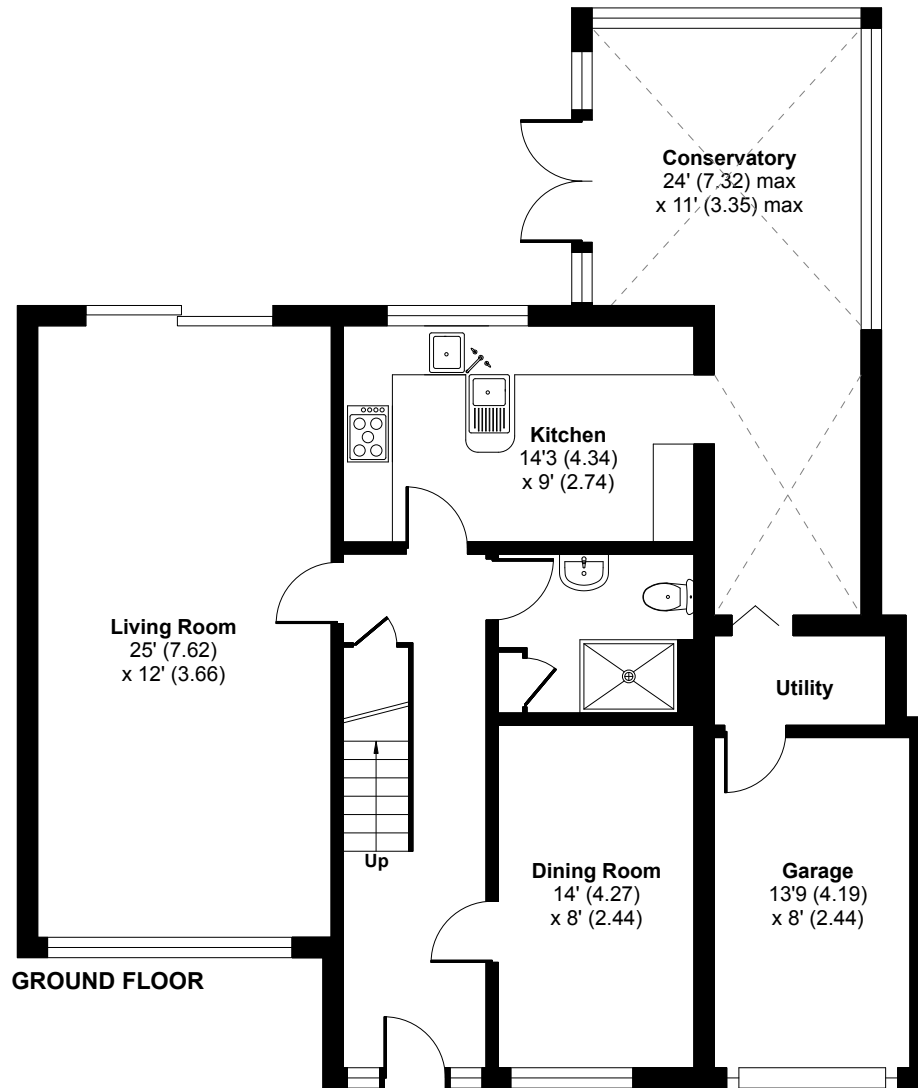
# Dukes Mead, Fleet, GU51

Approximate Area = 1667 sq ft / 154.8 sq m

Garage = 108 sq ft / 10 sq m

Total = 1775 sq ft / 164.8 sq m

For identification only - Not to scale











# 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).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

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 4HA. 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 (64)

### Local Authority

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

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)