

Dukes Mead, Fleet
Four Bedroom Detached Family Home



Dukes Mead, Fleet, Hampshire, GU51 4HE

The Property

Nestled in the sought-after Tavistock area of Fleet, this well-presented four bedroom detached family home occupies a peaceful cul-de-sac setting and features a desirable south-facing rear garden.

Ground Floor

A re-fitted kitchen, equipped with modern eye and base level units, flows effortlessly into the breakfast room and utility area. The generously sized 14ft living room, with its bay window, offers pleasant front-facing views. Recent renovations by the current owners include an extended dining room which is bathed in natural light from skylights, this room opens directly onto the south-facing garden through two sets of French doors. Part of the garage was converted into a family room which could also be used as a study. There is also a separate downstairs shower room.

First Floor

Upstairs, there are four well proportioned bedrooms, along with a family bathroom. Bedrooms one and two feature built in wardrobes for added convenience.

Outside

The beautiful south facing garden is a haven of tranquillity, primarily laid to lawn and complemented by a landscaped patio. Mature trees, shrubs, and a variety of flowers border the lawn, creating a picturesque setting. A driveway at the front provides ample parking for several vehicles, and a single garage completes the property.

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





































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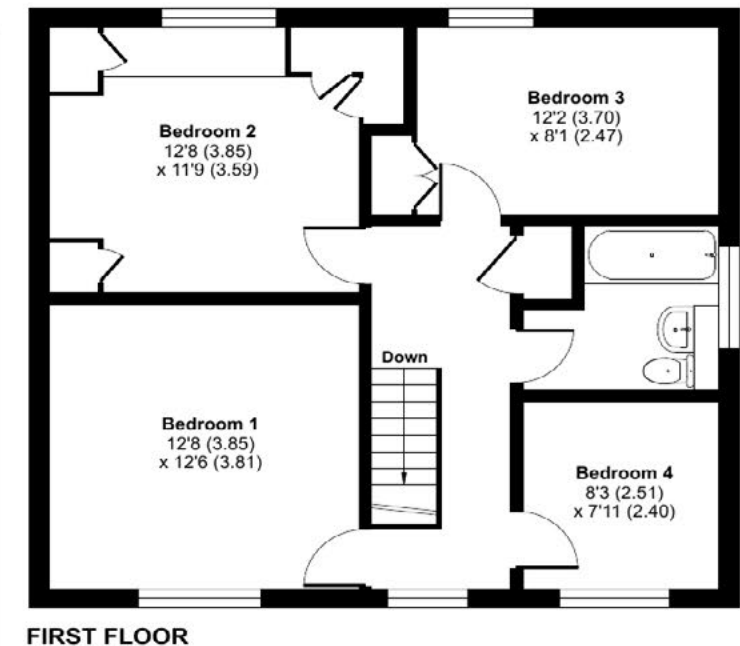
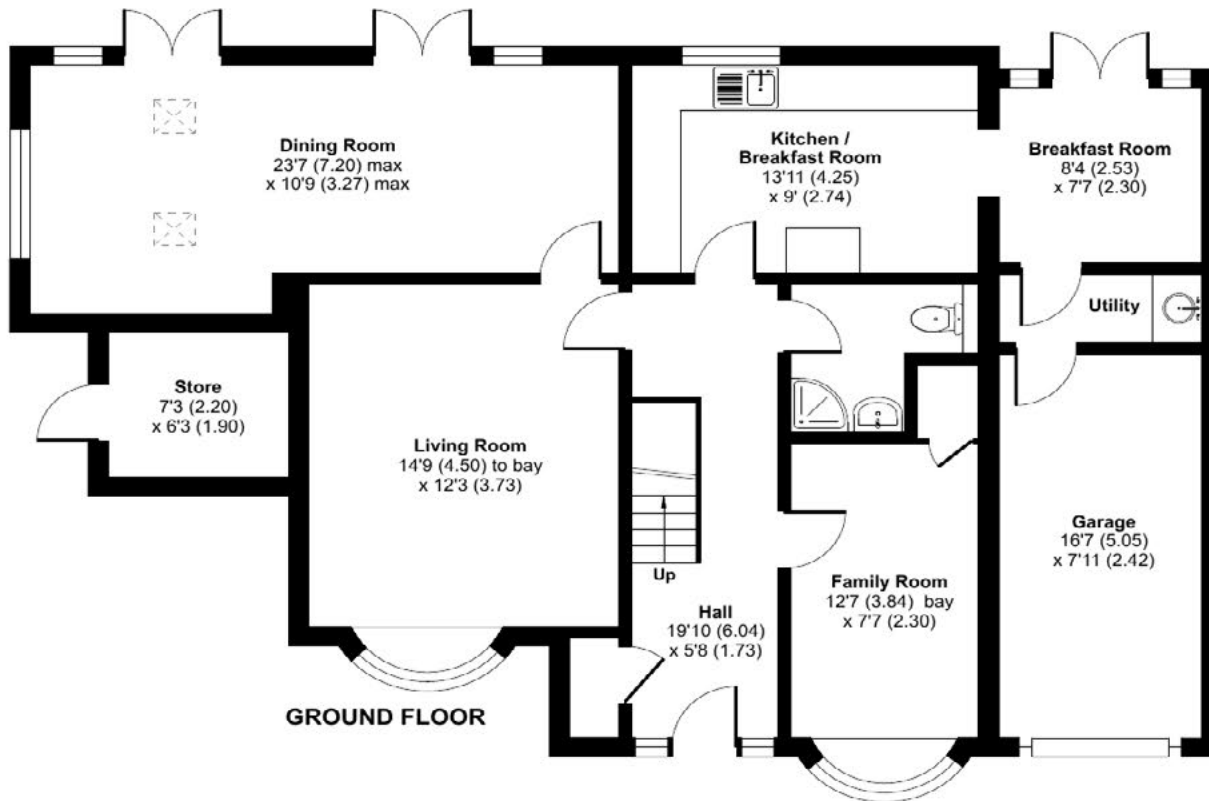
Approximate Area = 1617 sq ft / 150.2 sq m

Garage = 135 sq ft / 12.5 sq m

Outbuilding = 45 sq ft / 4.2 sq m

Total = 1797 sq ft / 166.9 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). © nichecom 2025. Produced for McCarthy Holden. REF: 1253512

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 - C (70)
 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 4HE Please contact McCarthy Holden for detailed direction.

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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