Reading Road North, Fleet Six Bedroom Detached Home

K/11



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#### Property

Situated in the highly desirable Blue Triangle , this impressive, detached family home offers six generously sized bedrooms and four spacious reception rooms. Set on a plot of half an acre, the property boasts a large private driveway with ample parking for multiple vehicles, along with a double garage, and an indoor pool. An important aspect is the electric gate, which offers an added level of security along side the burglar alarm system that is implemented throughout the home .

#### **Ground Floor**

Upon entering the home, you're welcomed into a spacious and inviting entrance hall. Straight ahead, you'll find a study that leads directly through to the bright and airy family room at the rear of the house. This impressive family space benefits from tripleaspect windows, flooding the room with natural light.

To the right of the home lies a spacious living room, complete with a charming fireplace and ample space for relaxation or entertaining. Moving to the left side of the house, you'll pass a formal dining room and a convenient downstairs W.C. The kitchen is a standout feature, well-appointed with extensive counter space, plentiful storage, and a central island. There's also room for a breakfast table, and the space is filled with light thanks to multiple windows and a glass door that opens onto the garden.

The far left wing of the property is dedicated to the luxurious indoor pool. This impressive space houses a large, heated swimming pool, its own bathroom, and access to an attic area above, this space has got skylights and is great for a hobby room. The pool room also features doors leading to both the front and rear gardens, providing seamless indooroutdoor living.

# **First Floor**

Upstairs, the property offers six generously sized double bedrooms, all featuring built-in wardrobes and large windows that fill each room with natural light. The layout includes two stylish Jack and Jill bathrooms, a private en suite to one of the bedrooms, and a wellappointed family bathroom.

### Outside

The garden features two separate patio areas, each with steps leading down into a large, lush lawn. The edges of the garden are lined with mature greenery, creating a natural, private, and enclosed feel. The garden can also be reached directly from the front of the property adding convenience

# 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).



























































# **Reading Road North, Fleet, GU51**

Storage 39'5 (12.00) max

x 11' (3.35)

ATTIC

Approximate Area = 5494 sq ft / 510.3 sq m Garage = 1290 sq ft / 119.8 sq m Total = 6784 sq ft / 630.1 sq m

Down

(Bedroom 4

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). @ ntchecom 2025. Produced for McCarthy Holden. REF: 1305355

# **Places of interest**

A selection of photographs showing various locations in and around Fleet & Farnham are shown below.



Fleet Pond



Basingstoke Canal



Rail Line/Fleet Pond



Mainline Railway Station



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).

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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	Materials used in construction - Brick, Timber Framed, Tiled roofs
Drainage - Mains	EPC - D (68)
Gas – Mains	Broadband Checker - <u>https://www.openreach.com/fibre-broadband</u>
Electric – Mains	Mobile Signal - Unknown, depends on carrier
Heating – Gas Central Heating	To check broadband and mobile availability please visit: https://checker.ofcom.org.
	<u>uk/</u>

Directions - Postcode GU51 4HT

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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