

Newlands, Fleet  
Five Bedroom Detached Property





# Newlands, Fleet, GU52 6TW

## The Property

Situated in a peaceful cul-de-sac within close proximity to Fleet town centre and mainline station, this modern five bedroom detached family home showcases a sleek, contemporary design with functional living spaces, creating an ideal home for a family looking for luxury, comfort and convenience.

## Ground Floor

Upon entry you are welcomed by a spacious, light-filled hallway with high ceilings, and a staircase leading to the first floor. Off the hallway there is a downstairs cloakroom, kitchen, two reception rooms and access to the double garage. The living room offers a comfortable space for entertainment and relaxation with its open, stone fireplace and large windows. The kitchen is state-of-the-art with high-end appliances, and custom cabinetry. The dining area, integrated with the kitchen, features a breakfast bar island and sliding doors that open onto a covered patio for al fresco dining. The family room situated off the kitchen offers a dining area and cosy seating area for more informal entertainment. A large glass window and double sliding doors bathe this space with natural light and offer a pleasant view onto the garden.

## First Floor

The luxurious main bedroom has ample built-in storage with a secret doorway leading to the ensuite which features a large walk-in shower and two vanity units. There are a further four generously sized bedrooms and a family bathroom.

## Outside

The stunning, landscaped rear garden is split over two levels with a mix of lawn, flowerbeds, and mature trees. There is a patio area with outdoor seating, a barbecue area and a hot tub. An impressive pond at the top of the garden features a mix of fresh water fish including Crucian and Koi Carp.

A large, paved driveway leading to a two-car garage.

## Additional Information

Hart District Council Tax Band F

## Location

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).

























































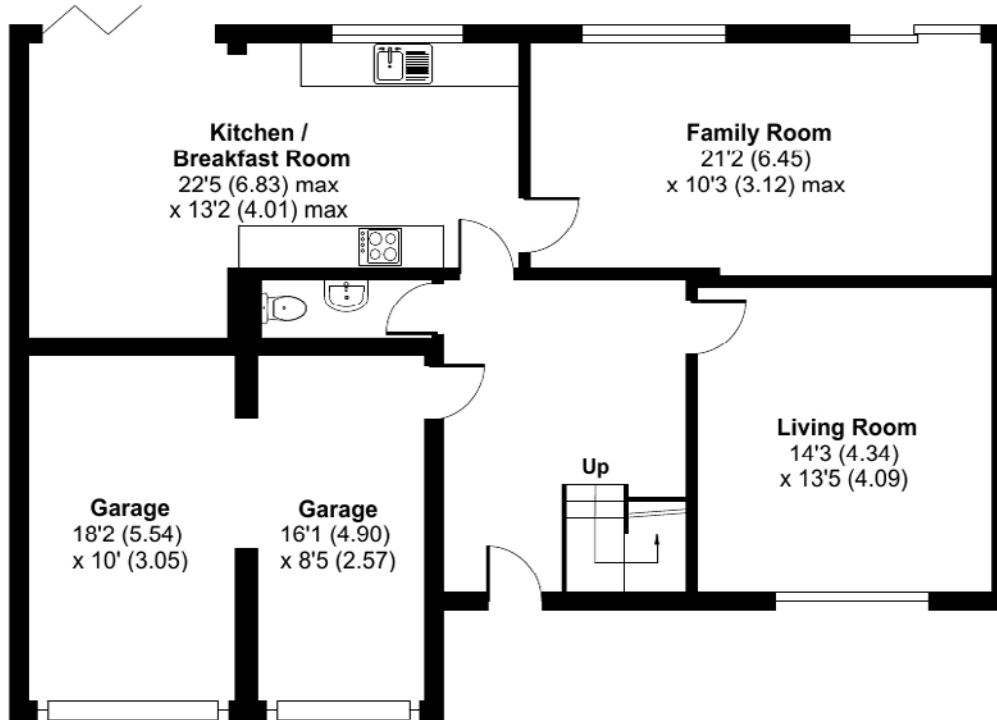
# Newlands, Fleet, GU52

Approximate Area = 1781 sq ft / 165.4 sq m

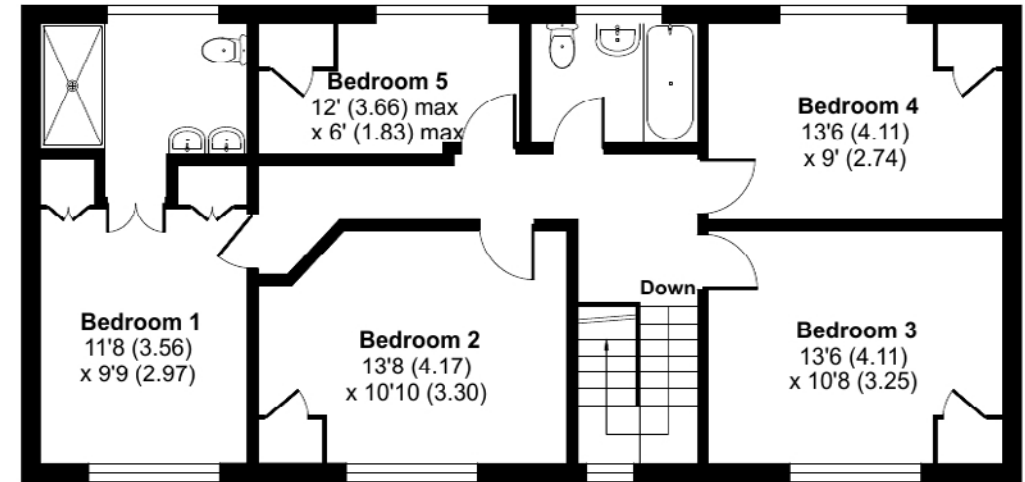
Garage = 288 sq ft / 26.7 sq m

Total = 2069 sq ft / 192.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1153939























# 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 GU52 6TW. 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 (68)

### Local Authority

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

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