

Pondtail Road, Fleet  
Four Bedroom Detached Family Home





## Pondtail Road, Fleet, Hampshire, GU51 3JF

### This Property

This beautifully extended and immaculately presented four bedroom detached home, is nestled in a sought after tree lined road in the ever popular Pondtail area of Fleet. Offering generous proportions, elegant interiors, and an impressive open-plan living space, this exceptional home has been thoughtfully designed to cater to modern family living while retaining a warm, inviting atmosphere throughout.

### Ground Floor

Upon arrival, the property immediately impresses with its handsome red-brick facade, expansive block-paved driveway providing ample off-street parking, and a neatly manicured front garden framed by mature hedging, offering both charm and privacy. A classic pitched canopy porch leads you through to a spacious and welcoming entrance hall, finished with neutral décor and quality flooring. To the front of the home sits a bright living room, enjoying a large front aspect window that bathes the room in natural light. A feature fireplace provides a cosy focal point, glazed double doors open seamlessly into a versatile family room, creating a fluid layout ideal for entertaining or relaxed day-to-day living. To the rear, the property opens up into a truly

impressive open-plan kitchen, dining, and living area that serves as the heart of the home. Thoughtfully extended and beautifully finished, the kitchen space is laid with elegant stone flooring and includes a stylish shaker-style kitchen with ample cabinetry and integrated appliances, wooden flooring then zones the generous dining area ideal for hosting large family gatherings, while the bright and comfortable sitting area includes an open fireplace, adding warmth and character. This entire space is flooded with natural light from the dual roof lanterns, French doors and a triple bifold doors, which lead seamlessly out to the beautifully maintained rear garden, creating a perfect indoor-outdoor flow. A convenient downstairs WC is also located just off the hallway and completes the ground floor accommodation.

### First Floor

Upstairs, the home continues to impress with four generously sized bedrooms. The principal bedroom enjoys its own dressing room and a modern en-suite shower room, while the remaining bedrooms are well-proportioned and served by a stylish four-piece family bathroom.

### Outside

Outside, the property benefits from a large block-paved driveway providing parking for multiple vehicles, a detached garage, and a well-maintained front garden. The rear garden is sunny and private, perfect for both relaxation and entertaining. It is mainly laid to lawn and bordered by mature shrubs and hedging, providing a lovely green outlook. A generous patio, positioned to capture the sun, offers the perfect spot for summer barbecues, outdoor dining, or simply enjoying the sunshine. At the far end of the garden, there is a versatile outbuilding, fully insulated and equipped with power, making it an ideal home office, studio, or additional bonus room to suit a variety of needs.

### Location

The location is ideal for the commuter with Fleet mainline railway station offering regular services to London Waterloo from 43 minutes and Junction 4a of the M3 motorway being within easy access. Fleet town has comprehensive shopping and leisure facilities as well as schools for all age groups, churches of various denominations and a range of health care services.

































































































# Pondtail Road, Fleet, GU51

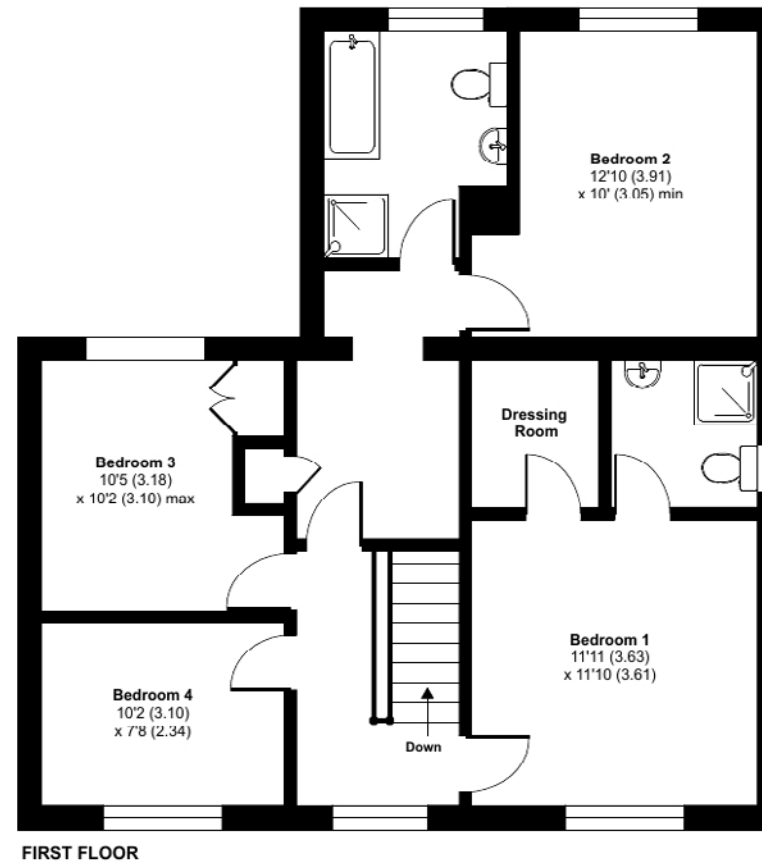
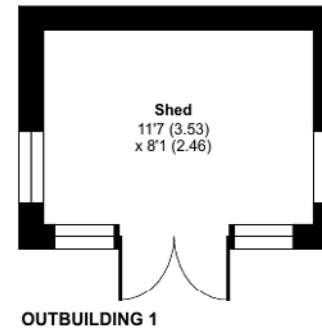
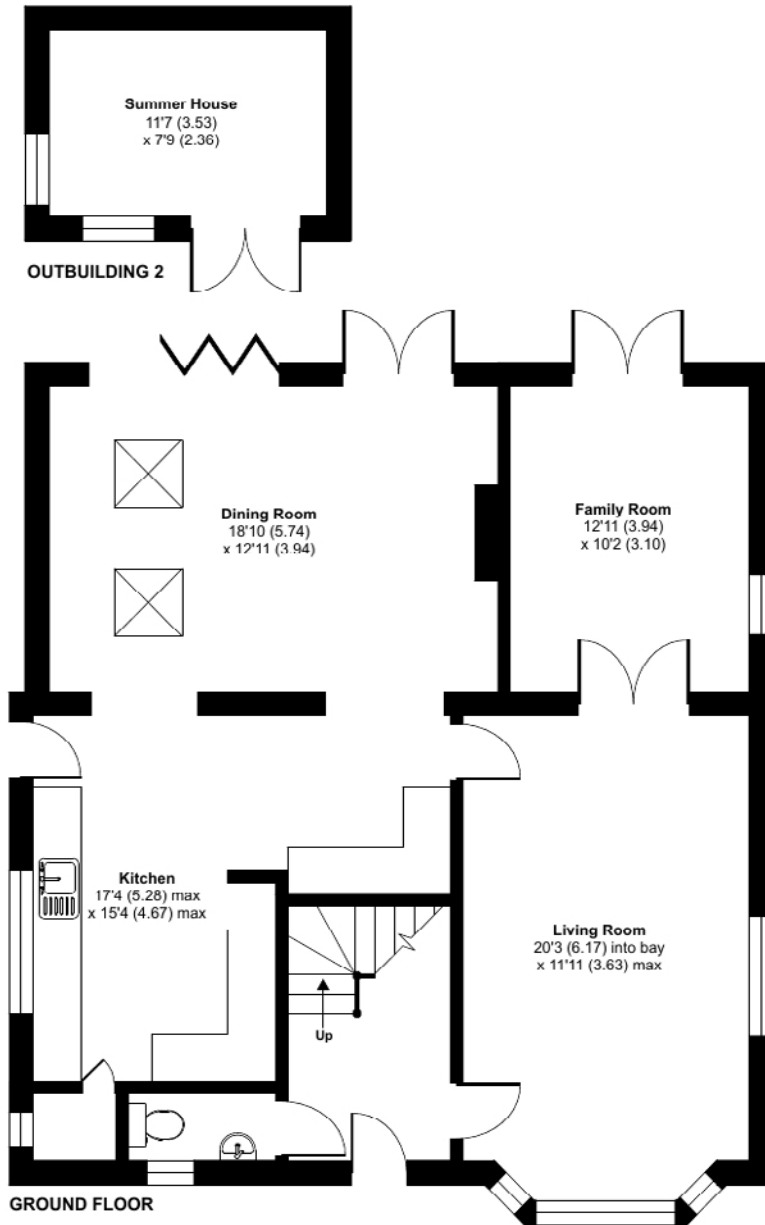
Approximate Area = 1786 sq ft / 165.9 sq m

Garage = 138 sq ft / 12.8 sq m

Outbuildings = 183 sq ft / 17 sq m

Total = 2107 sq ft / 195.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1298473



# 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

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.

### 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 (69)  
 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 3JF

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



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