



A six bedroom detached family home occupying an overall plot of approximately 0.8 of an acre, situated in a tree lined road in one of Fleet's most prestigious locations. The property boasts a detached triple garage with a studio above, ideal for a home office, gymnasium or teenager accommodation.

The property offers well-appointed accommodation measuring approximately 4962 Sq.Ft.

The grand entrance hallway opens to the majority of the downstairs living space with the staircase leading to a galleried landing with a feature window.

Of particular note is the bespoke open plan kitchen/ breakfast room with central island, integrated appliances, stainless steel range cooker and breakfast area.

Further ground floor rooms include a double aspect drawing room with a feature fireplace, dining room, family room study and cloakroom.

The first floor offers five bedrooms (all with built in wardrobes) with the master benefiting from a walk in dressing room and en-suite. There are two further en-suites and a family bathroom. Bedroom six can be found on the second floor which is currently used as a games room. There is scope on the second floor to add en-suite facilities.

Outside the property is entered by an electric gate with shingle driveway providing off-street parking for several vehicles leading to detached triple garage with electric up and over doors, power and light. Above the garage is a studio measuring approx. 29ft in length with the added benefit of shower and changing facilities.

The garden is mainly laid to lawn with an array of flower beds and mature borders. At the rear of the property is a large paved area which can be accessed via the kitchen, family room and living room.













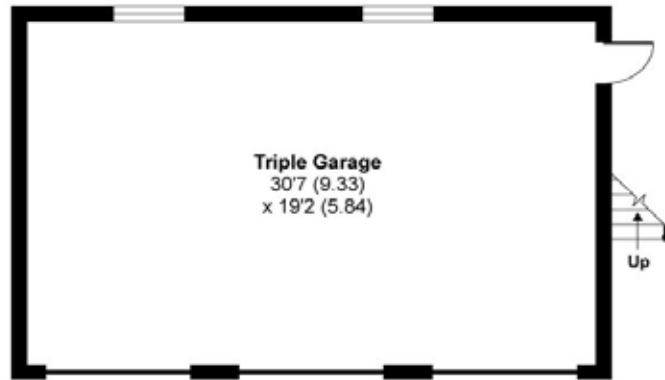




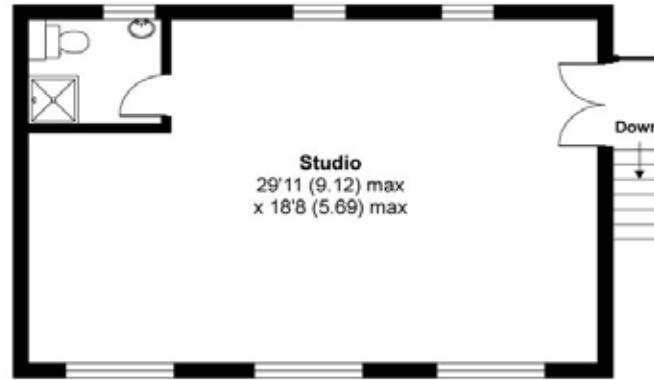


Fitzroy Road, Fleet, GU51

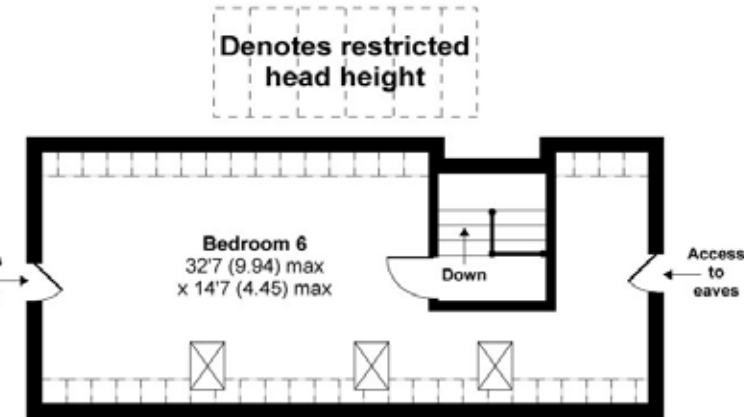
APPROX. GROSS INTERNAL FLOOR AREA 4962 SQ FT 461 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & VOID & INCLUDES GARAGE)



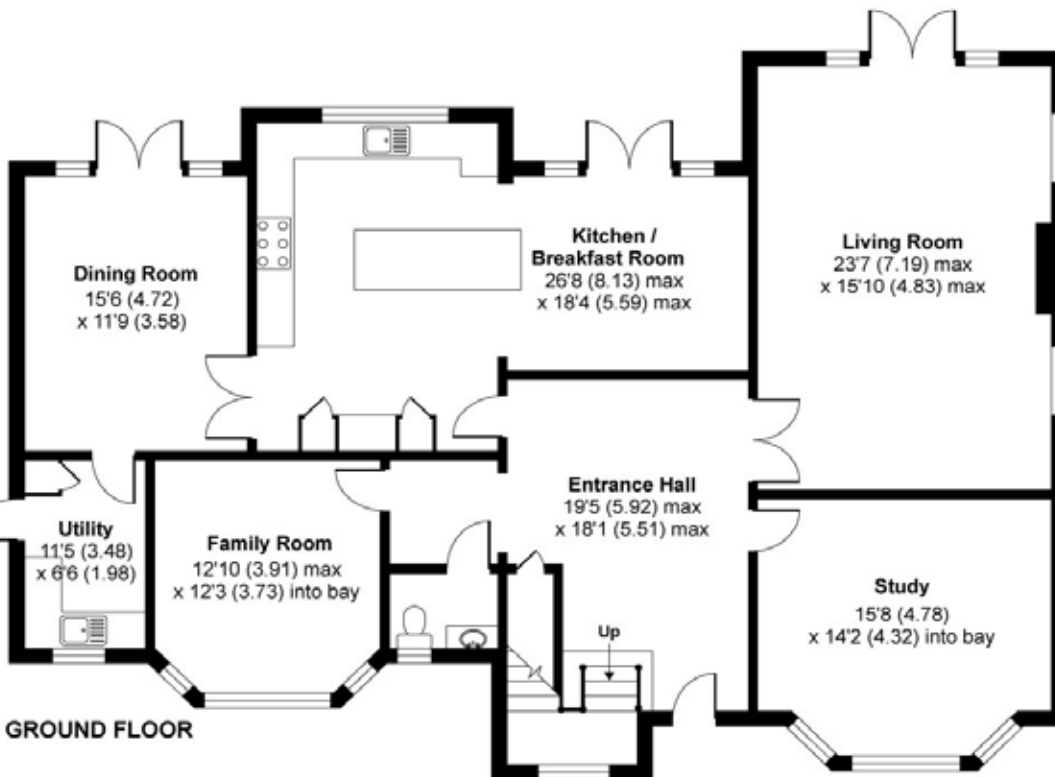
GARAGE GROUND FLOOR



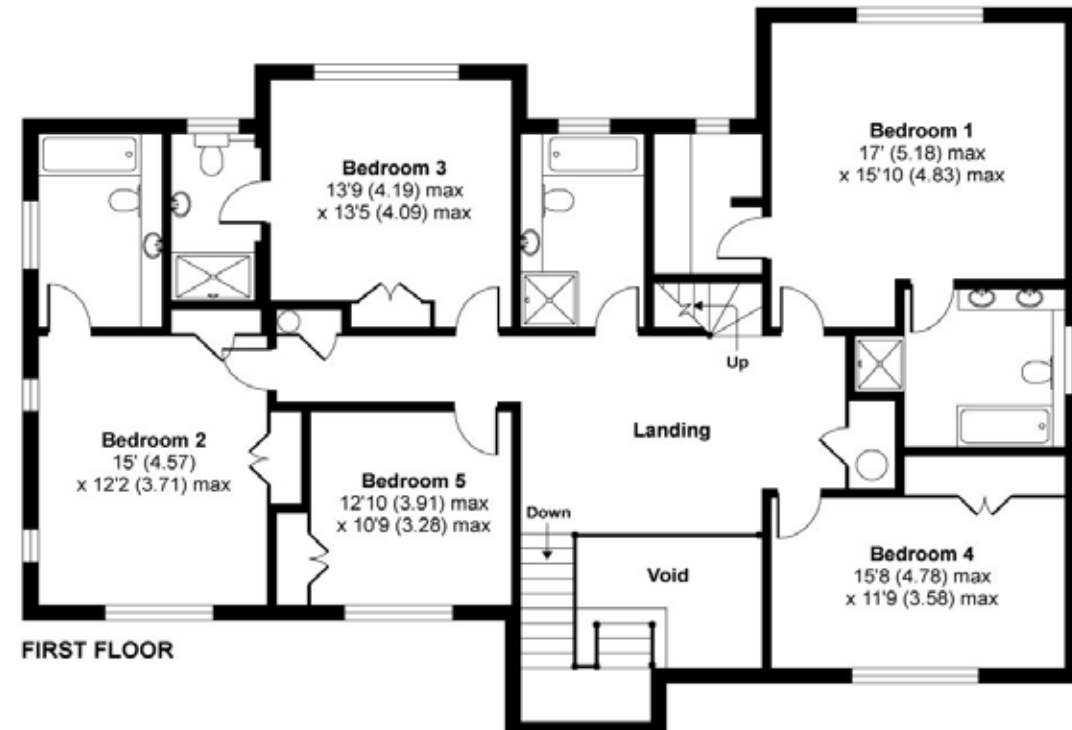
GARAGE FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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Directions:

From the Fleet office of McCarthy Holden turn right along Fleet Road and at the traffic lights by the Oatsheaf Public House turn right into Reading Road North. Take the second turning on the left into Herbert Road and at the T-Junction turn right into Fitzroy Road where the property can be found after a short distance on the right hand side.

Viewing:

Telephone: 01252 620640
Email: fleet@mccarthyholden.co.uk

Services:

Mains electricity, water and drainage
Gas central heating
EPC Rating - C 71

Local Authority:

Hart District Council
Tel: 01252 622122
Council Tax Band G

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