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The property occupies a mature plot measuring in excess of 0.25 of an acre within the prestigious Blue Triangle area of Fleet, close to the town centre with its extensive range of shopping, leisure and healthcare facilities and the train station.

The accommodation extends to over 4,100 sq. ft. and is arranged over two floors. All ground floor accommodation can be accessed from the attractive reception hall including a double aspect drawing room which has a log burning

stove and doors to the garden. There is a double aspect formal dining room, a large family room, also housing a log burning stove and a study which is to the rear of the property with views over the rear garden.

A particular feature is the stunning kitchen/breakfast area/conservatory also offering views over the garden. The kitchen is fitted with a wide range of bespoke units with a mixture of granite and wooden work surfaces plus range of built in appliances. A utility room and cloakroom are both located off the kitchen area.

To the first floor there are five bedrooms and a family bathroom. Two of the bedrooms have en-suite facilities including the large master suite which also has a wide range of fitted furniture.

The property is approached via a generous gravel driveway with parking for several vehicles. There is a double garage with a room above which could be converted into a home office/gym (subject to necessary consents).

The landscaped rear garden is another main feature of the property with paved seating areas and the remainder laid to lawn with a selection of hedging and planting. There are two log store areas and a large garden store/workshop.























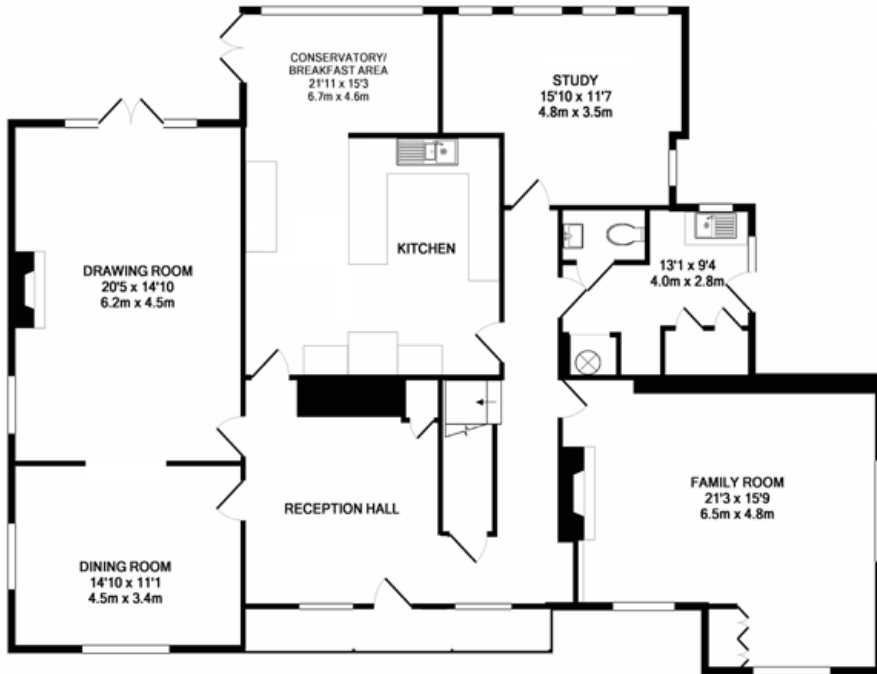




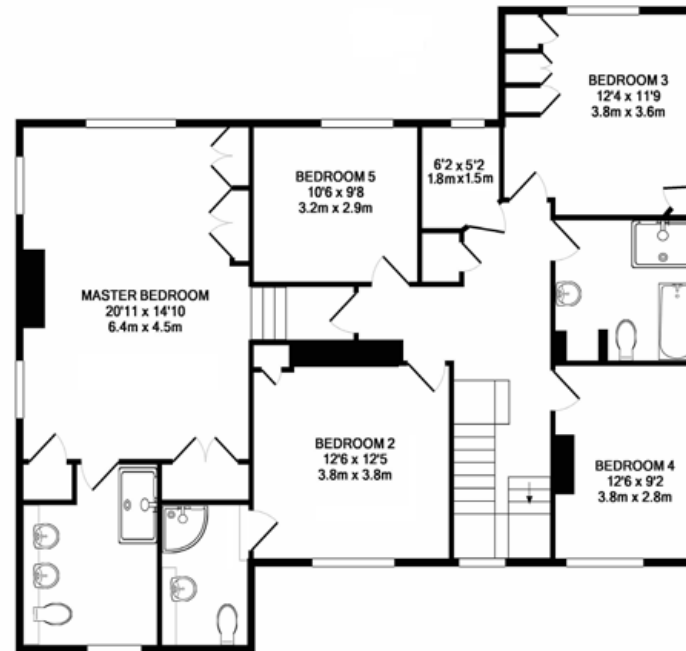




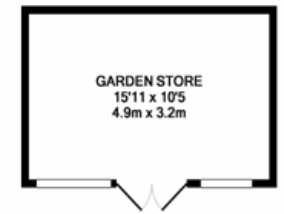




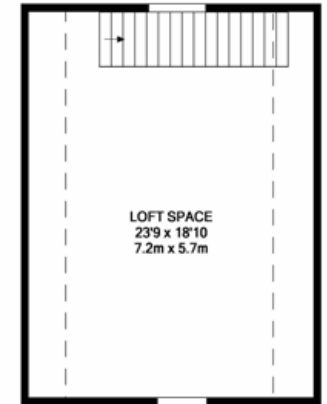
GROUND FLOOR



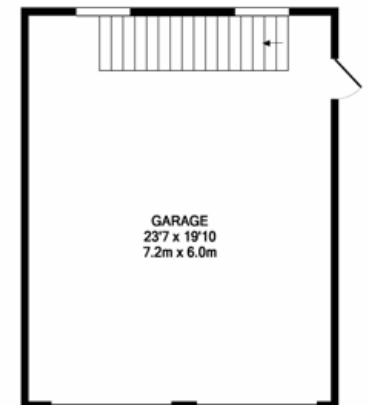
1ST FLOOR



OUTBUILDING



GARAGE - FIRST FLOOR



GARAGE - GROUND FLOOR

TOTAL APPROX. FLOOR AREA 4149 SQ.FT. (385.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Directions:

From the Fleet office of McCarthy Holden turn left onto Church Road and take the second turning on the left into Church Grove where the property can be found on right hand side.

### Viewing:

Telephone: 01252 620640  
Email: [fleet@mccarthyholden.co.uk](mailto:fleet@mccarthyholden.co.uk)

### Services:

Mains electricity, water and drainage  
Gas central heating  
EPC Rating - D (66)

### Local Authority:

Hart District Council  
Tel: 01252 622122  
Council Tax Band G

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