



An impressive five bedroom home built by the renowned local builder Pool and Son in arguably the most sought after road in the prestigious Blue Triangle area of Fleet.

Built by the renowned local builder Pool and Son is this impressive family home situated in arguably the most sought after road in the Blue Triangle area of Fleet.

The property sits centrally on a substantial plot measuring approximately 0.75 of an acre and has accommodation in excess of 3,450 sq.ft. which is arranged over three floors.

The comprehensive living accommodation is accessed off the impressive hallway and includes a double aspect living room, dining room and study. All three reception rooms have open fires with attractive surrounds. The kitchen/breakfast room

is fitted with a range of country cottage style units with a pantry, utility and boot room leading off. There is also a cloakroom to the ground floor.

To the first floor are four bedrooms and a family bathroom with separate bath and shower. Bedroom one has shower facilities whilst bedrooms two and three have fitted cupboards. There is a fifth bedroom on the second floor with en-suite facilities.

A particular feature of the property is the attractive plot with a sweeping driveway to the front leading to a double garage/workshop. The garden area to the front is laid to lawn with a

seating area and is enclosed with hedging. The rear of the property is mainly laid to lawn with a large selection of rhododendron bushes and planting with a backdrop of mature trees.

The Blue Triangle area of Fleet is ideally situated for Fleet town centre with its extensive shopping, leisure and healthcare facilities. There is also a good selection of both state and private schools in the area. Fleet mainline railway station is close by and offers services to London Waterloo from 43 minutes whilst Junction 4a of the M3 motorway is a short drive away. The historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are easily accessible.













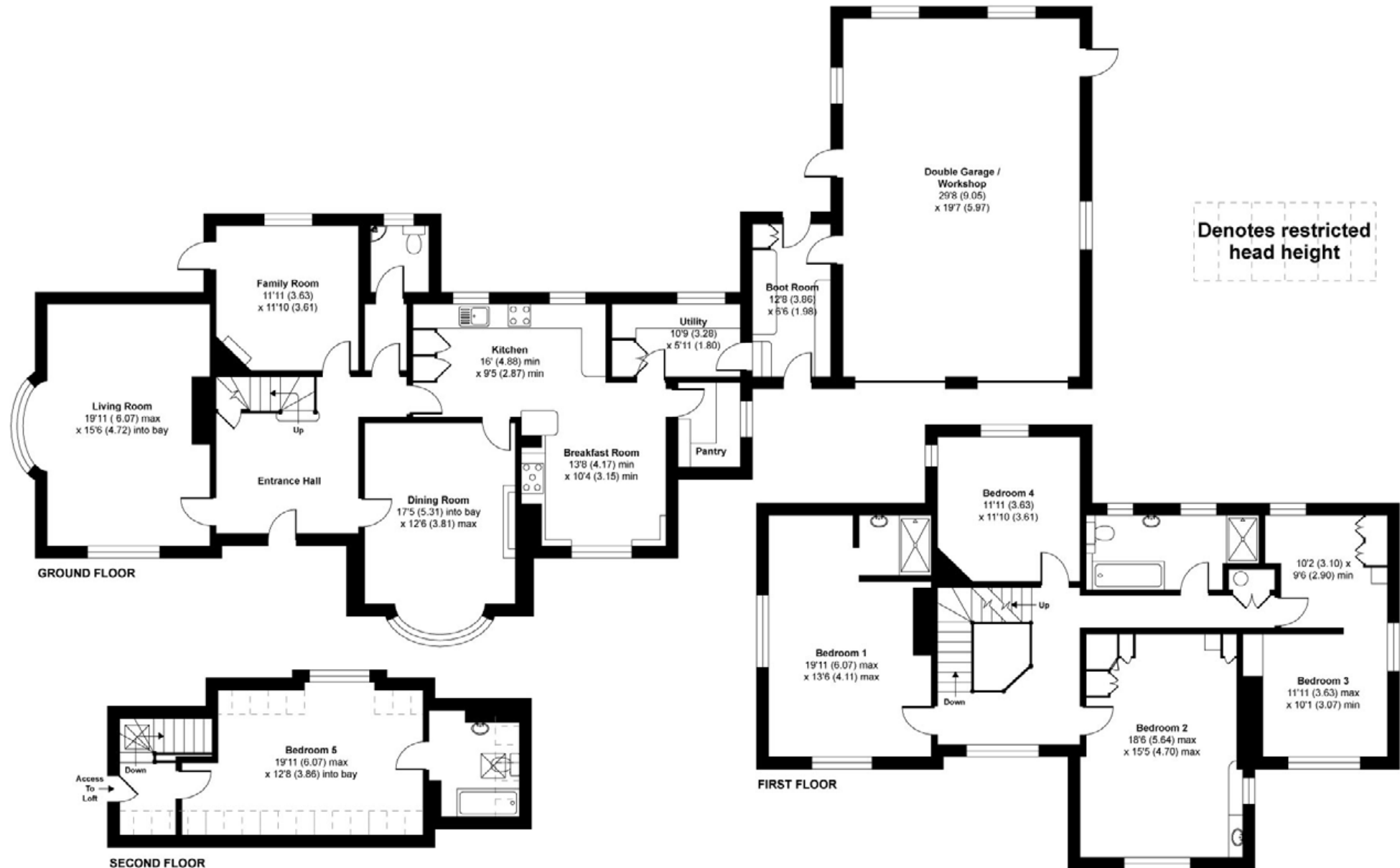






Gough Road, Fleet, GU51

APPROX. GROSS INTERNAL FLOOR AREA 3453 SQ FT 320.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



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Directions:

From the Fleet office of McCarthy Holden turn left onto Church Road and take the fifth turning on the left into Gough Road. Bear left and the property can be found 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 - D (56)

Local Authority:

Hart District Council
Tel: 01252 622122
Council Tax Band - G

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