



# Airedale Cottage Hitches Lane

Fleet, Fleet

VIEWINGS SATURDAY 30th NOVEMBER 2024 10am till Midday please call us for your viewing appointment The Property Explorer- If you have been looking for a small property on a large plot, look no further. This charming cottage is crying out to be developed (STP) located in one of Fleets premier locations and surrounded by homes worth more than a million, it offers prospective buyers a rare opportunity to create their forever home whilst retaining a large, relatively private plot. The upside potential for this property is huge for the right buyer with the right vision, subject to the required permissions. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- NO CHAIN COMPLICATIONS
- GREAT SIZE PLOT WITH LOTS OF POTENTIAL
- CHARACTER COTTAGE WITH PERIOD FEATURES
- CLOSE TO FLEET WITH GREAT ACCESS TO TRAIN STATION & M3
- SOUGHT AFTER HITCHES LANE AREA
- VIEWING ADVISED A MUST SEE PROPERTY
- GREAT SIZE LOUNGE WITH OPEN FIREPLACE
- THREE GOOD SIZE BEDROOM



EXPLORER

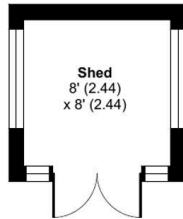
# Airedale Cottage, Hitches Lane, Fleet, GU51

Approximate Area = 778 sq ft / 72.2 sq m  
 Limited Use Area(s) = 106 sq ft / 9.8 sq m  
 Outbuilding = 324 sq ft / 30.1 sq m  
 Total = 1208 sq ft / 112.1 sq m

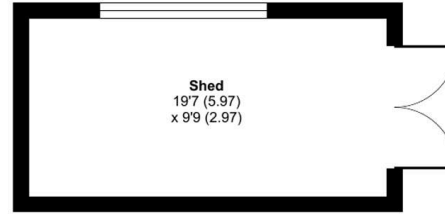
For identification only - Not to scale



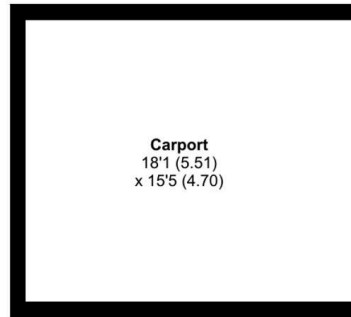
Denotes restricted head height



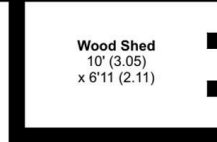
OUTBUILDING 2



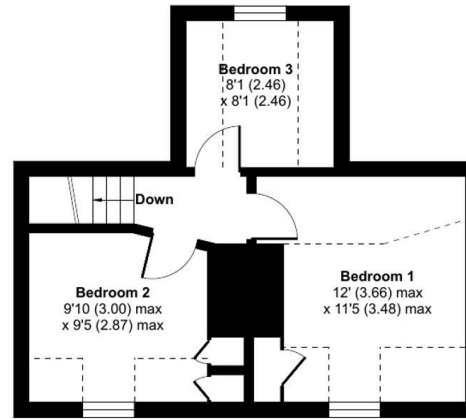
OUTBUILDING 1



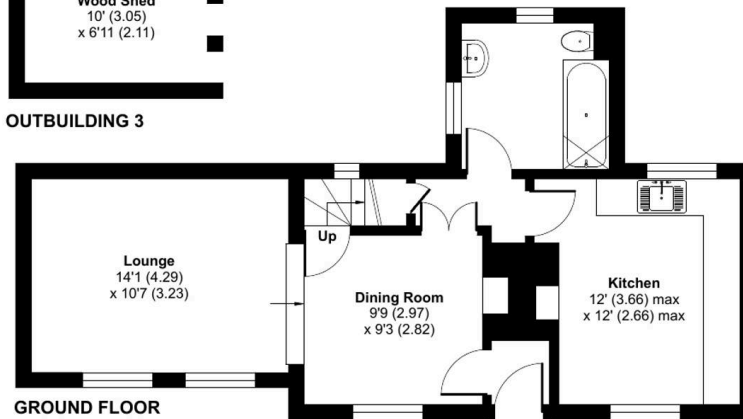
OUTBUILDING 3



WOOD SHED



FIRST FLOOR



GROUND FLOOR

