



Avenue Road, Fleet

Fleet

McCarthy  
Holden

Guide Price £1,850,000





## Avenue Road

Fleet, Fleet

Wychwood Cottage, in prestigious Blue Triangle area of Fleet, dating back to early 1700s, renovated late 1990s. Boasting original charm & extensive 4400 sq ft, 6 beds, ensuites, large garden.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

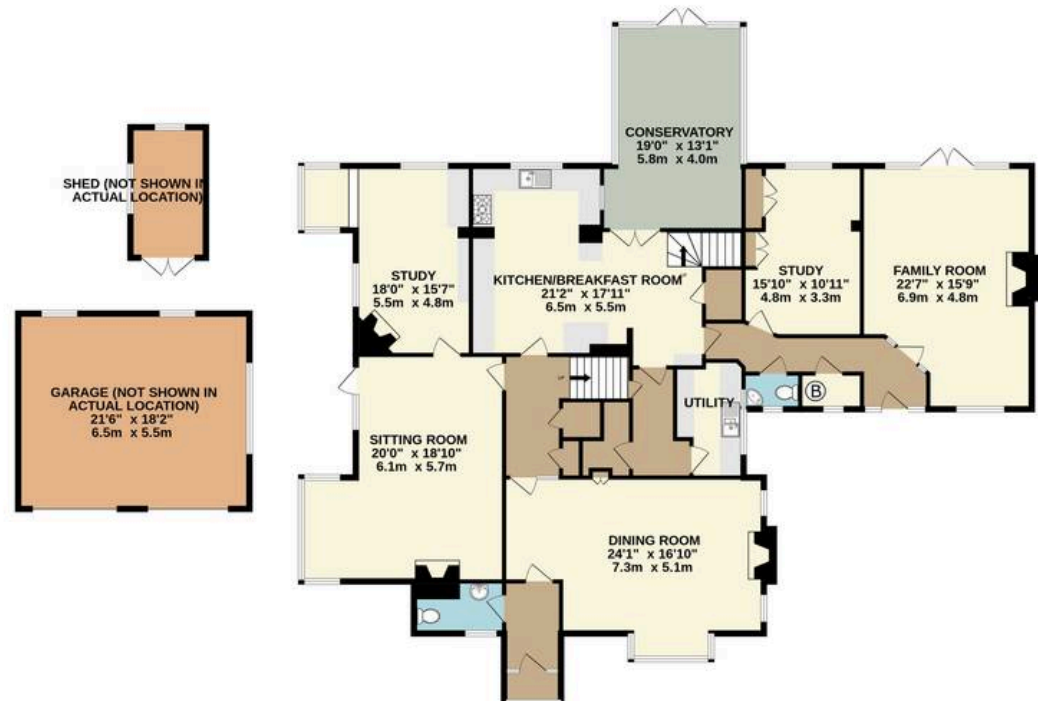
- Approx 0.59 Acre Plot
- Close to Fleet High Street
- Detached Double Garage
- Versatile Accommodation
- Approaching 5000 Sq Ft Accommodation
- Close to Fleet Mainline Railway Station
- Close to Fleet Pond & Nature Reserve



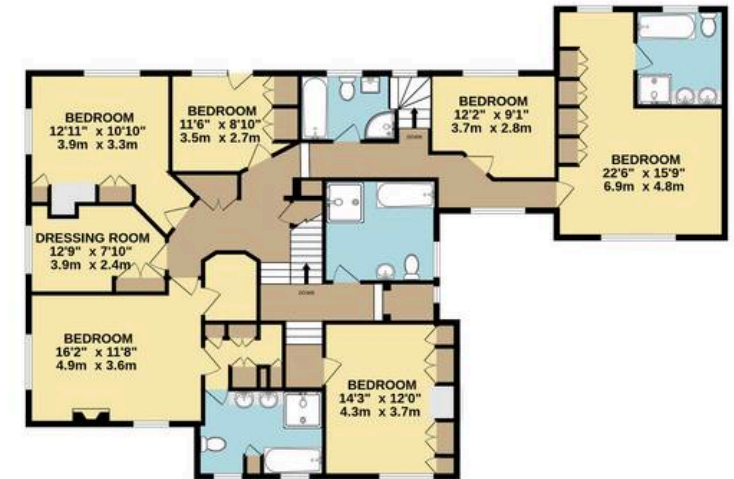
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 4838sq.ft. (449.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • [fleet@mccarthyholden.co.uk](mailto:fleet@mccarthyholden.co.uk) • [www.mccarthyholden.co.uk/](http://www.mccarthyholden.co.uk/)

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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.