



Marchwood Hitches Lane
Fleet

McCarthy
Holden

Guide Price £1,100,000



Marchwood Hitches Lane

Delightful detached family home. Modernised interiors, potential to extend. Close to schools, town centre, station, M3. Spacious living, master en suite, landscaped garden.

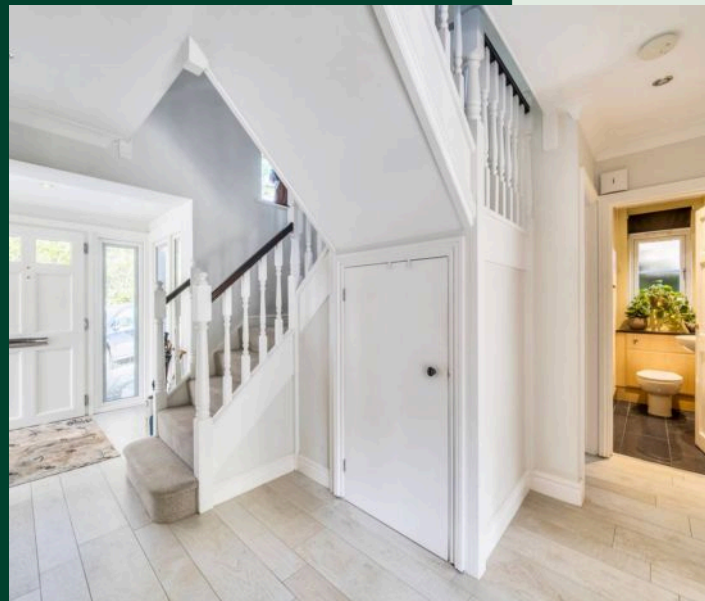
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Master Bedroom With Refitted En Suite Shower Room
- Refitted Family Bathroom
- Recently Modernised Kitchen/Breakfast Room
- Beautiful Landscaped Garden Approx. 1/4 Acre
- Potential To Extend (STPP)
- Study & Cloakroom





Property

Delighted to present this spacious detached family home, set in a desirable non-estate location on a generous plot of approximately a quarter of an acre. The property has been thoughtfully modernised in recent years, including the replacement of windows and doors, while still offering excellent potential to extend subject to planning permission. Within walking distance of highly regarded local schools, including Calthorpe Park, and conveniently positioned for Fleet town centre, the mainline station, and the M3, this home is perfectly placed for family living.

Ground Floor

The property opens into a welcoming hallway with a cloakroom and study. The ground floor accommodation features an impressive open-plan lounge and dining room, creating a light and versatile space for entertaining and everyday family life. A modernised kitchen/breakfast room provides a stylish and practical heart of the home.

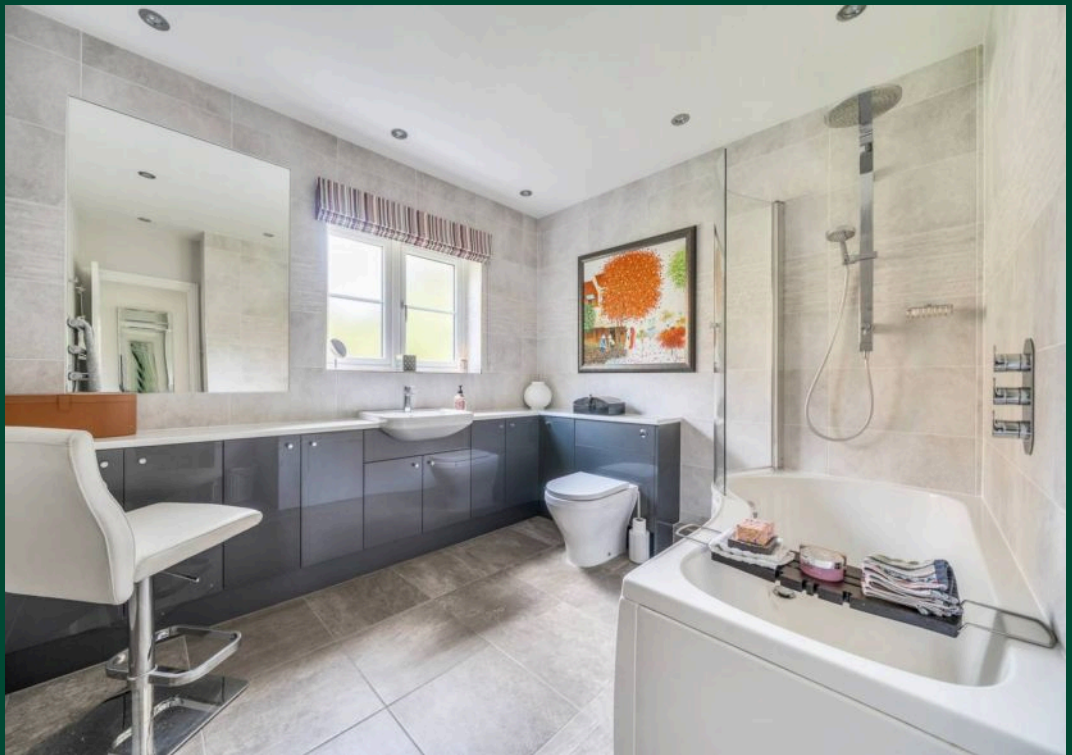
First Floor

Upstairs, the master bedroom benefits from a refitted en suite shower room, offering comfort and privacy. Three further well-proportioned bedrooms are served by a contemporary refitted family bathroom, ensuring ample space for the whole family. The layout is both practical and flexible, designed with family living in mind.

Outside

The property enjoys a beautifully landscaped south-facing garden to the rear, extending to around a quarter of an acre. The outdoor space has been lovingly maintained and offers a tranquil setting for relaxation, dining, and play. With generous lawned areas and mature planting, it provides both privacy and scope for further development, subject to planning permission.





Hitches Lane, Fleet, GU51

Approximate Area = 2182 sq ft / 202.7 sq m (includes garage)

Outbuilding = 166 sq ft / 15.4 sq m

Total = 2348 sq ft / 218.1 sq m

For identification only - Not to scale







McCarthy Holden Fleet

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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.