



Avondale Road

Fleet

McCarthy
Holden

Guide Price £1,595,000



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Fleet

Elegant Edwardian home by Fleet Pond Nature Reserve with period charm and modern comforts. Features stylish reception rooms, open plan family room, granite kitchen, one bedroom annexe, luxurious en suite principal bedroom, extensive shingle driveway, garage, and 0.41-acre private grounds.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Extended Edwardian home
- Versatile one-bedroom annexe
- Spacious reception rooms
- Luxury principal suite
- Large private landscaped garden
- Extensive driveway and garage





Property

Set along a sought after residential road close to Fleet Pond Nature Reserve, this elegant Edwardian home has been thoughtfully extended and beautifully updated to provide balanced, versatile living space, further enhanced by a high quality one bedroom annexe. Brimming with character, the house retains many period features including exposed floorboards and charming fireplaces, while offering modern comforts and generous proportions throughout. Its location is situated near Fleet High Street and Fleets main mainline station to London Waterloo.

Ground Floor

A covered porch opens into a welcoming reception hall, setting the tone for the stylish accommodation that follows. The front of the house hosts two elegant reception rooms, each with a bay window and attractive cast iron fireplace. To the rear, a cosy sitting room with log burning stove flows seamlessly into a spacious open plan family room, where full width bi-fold doors create a wonderful connection to the garden. The well proportioned kitchen/breakfast room features granite worktops, cream cabinetry, a window seat and travertine flooring, with an outer lobby providing access to the garden and a separate utility room. The self contained annexe provides ideal accommodation for guests, relatives or rental use, offering a double bedroom, stylish sitting room with French doors to the garden, a modern kitchen with integrated appliances, and a beautifully appointed shower room.

First Floor

The galleried landing leads to a superb principal bedroom, complete with a luxurious en suite bathroom featuring a walk in shower and high quality fittings. Three further double bedrooms and a smart family bathroom with separate shower cater easily for family living, while a fifth bedroom currently used as a dressing room offers excellent fitted wardrobes.

Outside

The property is approached via brick pillars to an extensive shingle driveway providing ample parking and access to the garage and annexe. The grounds, totalling approximately 0.41 acres, offer superb privacy and include a full width paved terrace perfect for outdoor dining. Beyond lies a generous lawn framed by mature, well stocked shrub borders, creating a peaceful and attractive setting for both relaxation and family enjoyment. There is also a bonus outbuilding in the garden currently being used as a gym but could also be used as a home office.

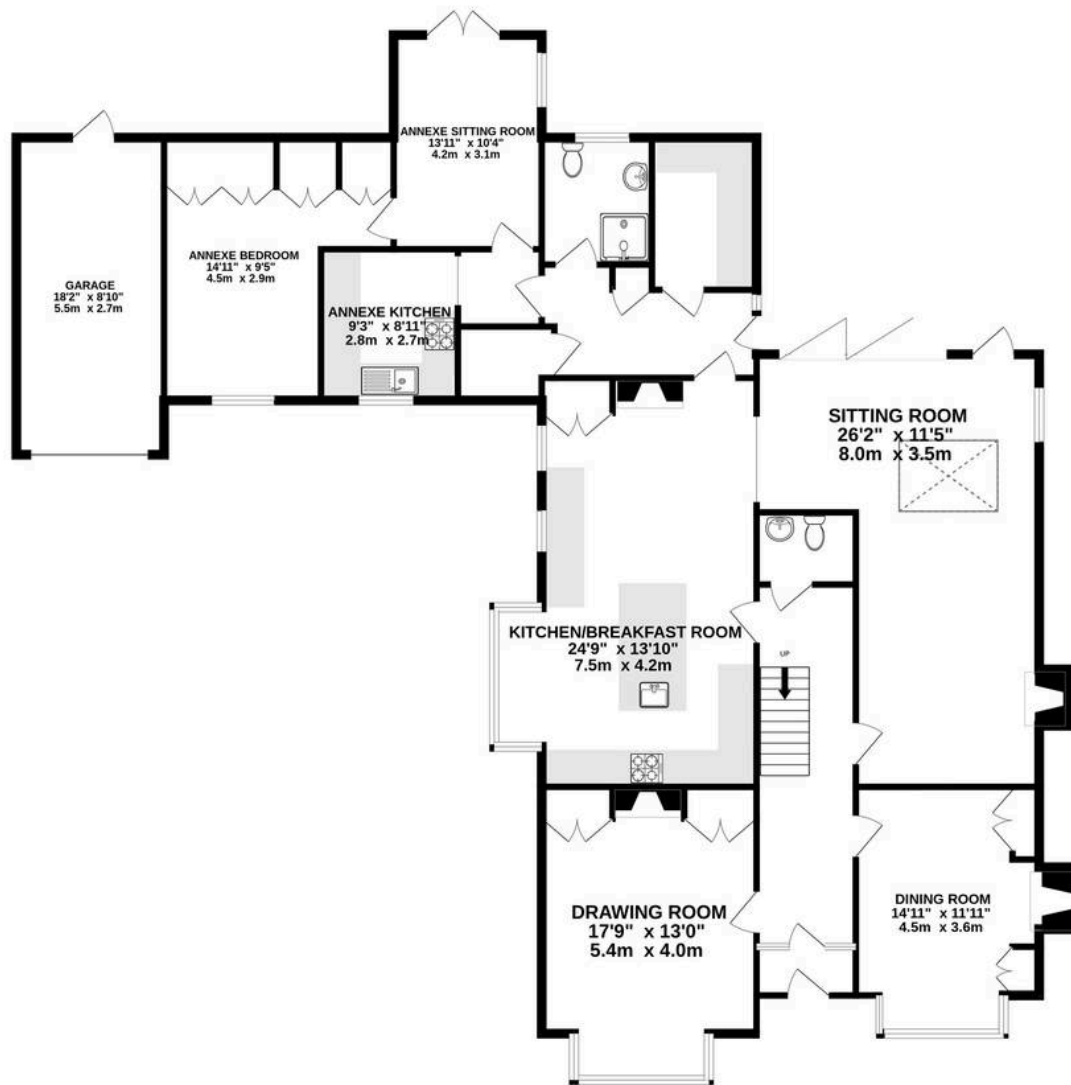




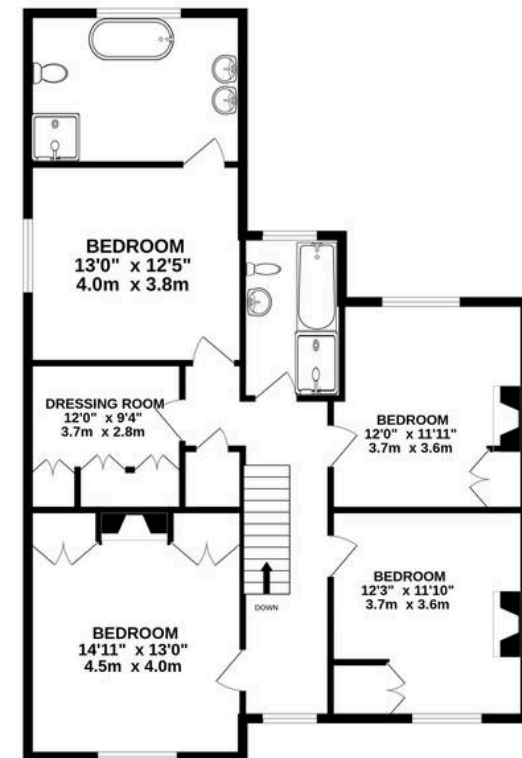




GROUND FLOOR
2028 sq.ft. (188.4 sq.m.) approx.



1ST FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA : 3050 sq.ft. (283.4 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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