



Orchard Fields, Fleet

McCarthy
Holden

In Excess of £550,000



Orchard Fields

Fleet

Exclusive 3 bed semi-detached home in gated Orchard Fields, Fleet. Walk to town, station, and parks. En suite, garage, garden, and driveway. Service charge approx. £780 pa.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Exclusive gated Orchard Fields development
- Three-bedroom semi-detached home
- Walk to Fleet town centre
- En-suite to principal bedroom
- Corner plot with garden
- Driveway parking and garage



Property

This exclusive three bedroom semi-detached home is ideally positioned within the sought after gated development of Orchard Fields, located in the popular Blue Triangle area of Fleet. The property enjoys an excellent location just a short walk from Fleet town centre and Branksomewood (Hart Health) doctors' surgery. Fleet train station is approximately 0.7 miles away, offering direct services to London Waterloo in under 40 minutes. A service charge of approximately £780 per annum is payable for the upkeep of the development (subject to change).

Ground Floor

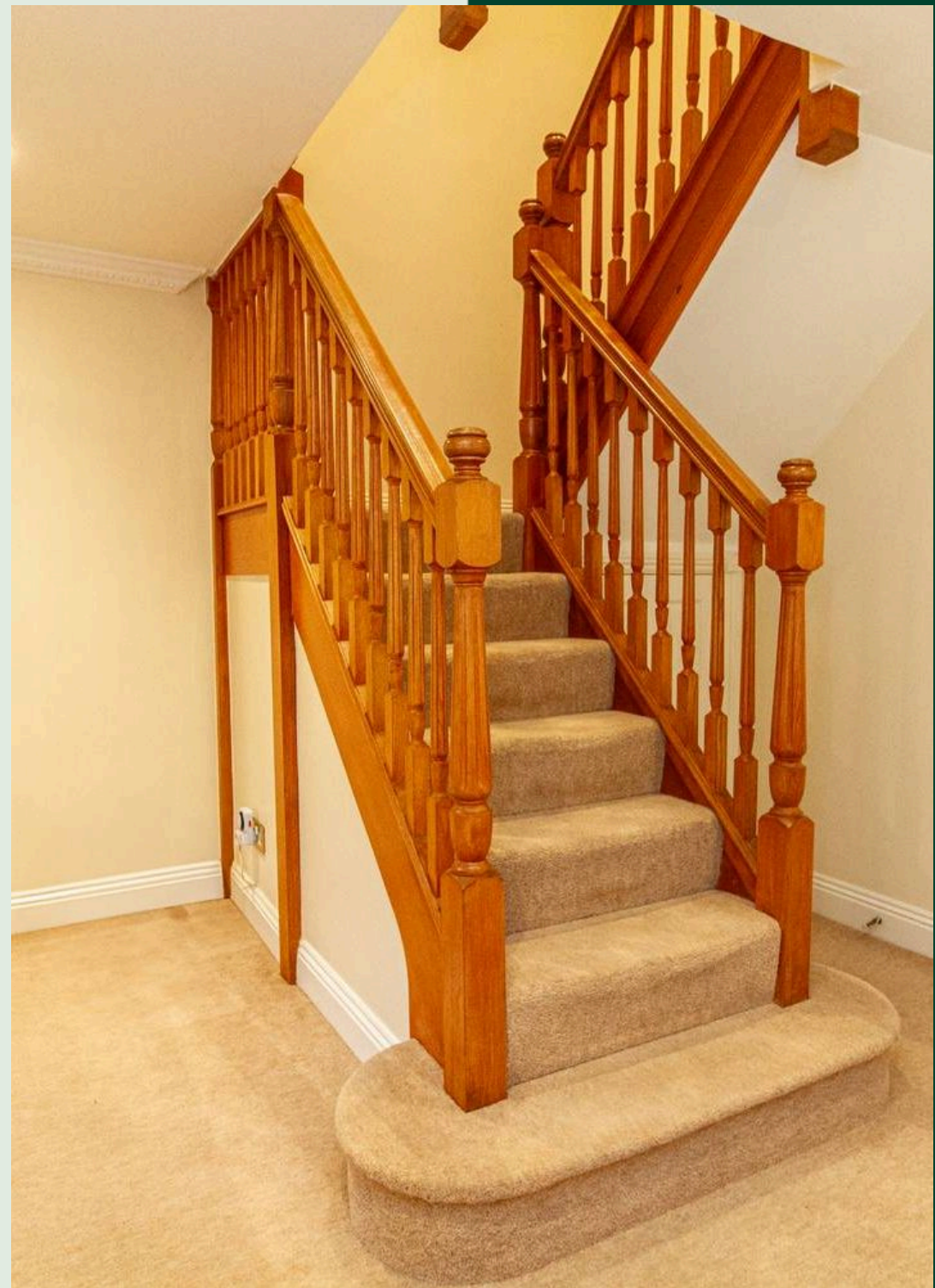
The property is entered via a welcoming entrance hallway with stairs to the first floor and a useful storage cupboard beneath. The ground floor accommodation comprises a spacious living room with access to the rear garden, a separate dining room, a well appointed kitchen and a cloakroom fitted with a white suite. The kitchen features a range of eye and base level units with granite effect work surfaces, inset sink with mixer tap and built in appliances including a double oven, hob with extractor hood, microwave, fridge and freezer, along with space and plumbing for a washing machine and dishwasher.

First Floor

To the first floor are three well proportioned bedrooms and a four piece family bathroom. The principal bedroom benefits from built in wardrobes and a private en suite shower room, providing comfortable and practical family living.

Outside

Occupying a mature corner plot, the garden is predominantly laid to lawn with an attractive selection of established planting and evergreen borders. A patio area to the rear of the property is accessed directly from the living room, ideal for outdoor dining and entertaining, with gated access to the front. To the front of the property is driveway parking leading to a single garage with an up and over door. The location also offers excellent access to outdoor pursuits, including the Basingstoke Canal, Caesars Camp and Fleet Pond.

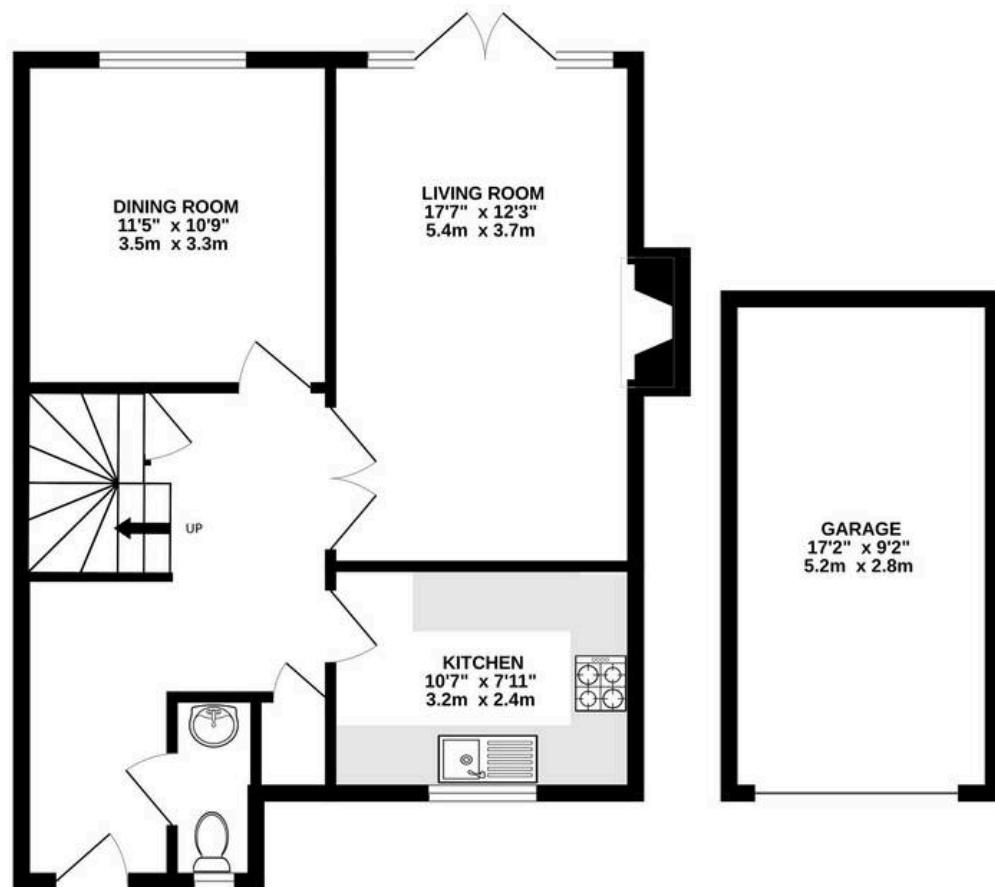




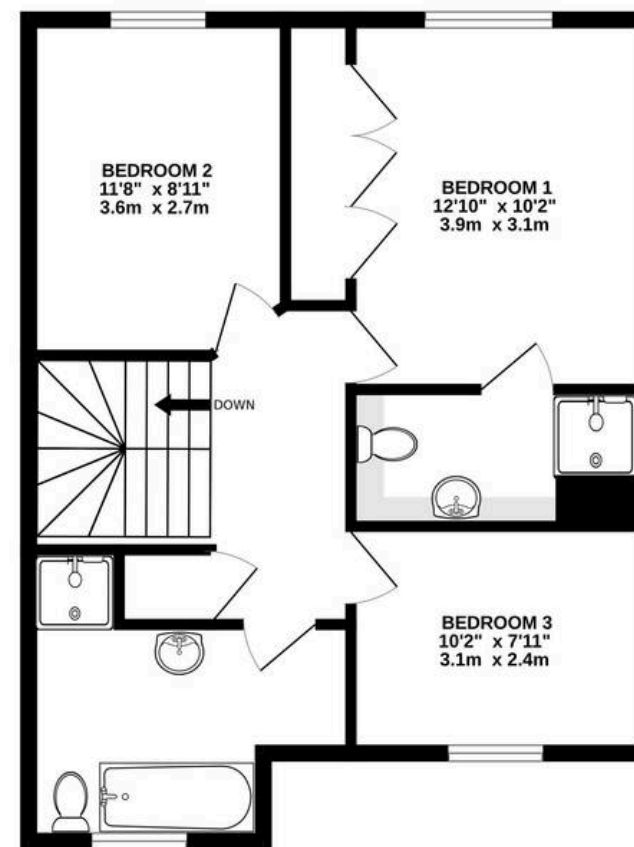




GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1162sq.ft. (108.0 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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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.