



Wychwood Lodge Fitzroy Road
Fleet

McCarthy
Holden

Guide Price £1,895,000



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Fleet

Wychwood Lodge, a distinguished detached residence on prestigious Fitzroy Road. Generous proportions ideal for families or professionals. Excellent transport links and scope for future enhancement.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Prestigious Fleet location
- Spacious detached home
- Multiple reception rooms
- En-suite principal bedroom
- Large private garden
- Driveway and garage



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Property

Wychwood Lodge is a distinguished detached residence set along one of Fleet's most prestigious roads. Positioned within a highly sought-after area, the property combines elegance, space, and privacy in equal measure. Its location on Fitzroy Road places it within easy reach of Fleet's mainline station, reputable schools, and the town centre, while still enjoying a peaceful residential setting surrounded by mature trees and substantial neighbouring homes. The house offers generous proportions throughout, making it ideal for families or professionals seeking a refined home with excellent transport connections and scope for future enhancement.

Ground Floor

The ground floor welcomes you with an inviting entrance hall that sets the tone for the rest of the home. The principal reception spaces are bright and well-proportioned, including a formal living room with views over the front garden and a separate dining or family room ideal for entertaining. A fitted kitchen and breakfast area offer both practicality and comfort, with ample storage and workspace, and there is potential to create a more open-plan layout if desired. A study or additional sitting room provides flexibility for home working, there is also a family/games room, while two cloakrooms and utility area complete the downstairs accommodation.

First Floor

Upstairs, the property continues to impress with a spacious principal bedroom suite that benefits from fitted storage and an en-suite bathroom. Additional double bedrooms provide ample space for family or guests, each enjoying pleasant outlooks. One more of the bedrooms have an en-suite and a well-appointed family bathroom serves the remaining bedrooms. The layout offers balance and comfort, with the potential to reconfigure or extend (subject to planning) should further accommodation be required.

Outside

The property is set on a generous plot, with landscaped front gardens providing excellent kerb appeal and a private driveway offering ample parking. A detached garage and car-port provides further practicality. To the rear, the mature garden offers a tranquil outdoor retreat, bordered by established planting and ideal for relaxation or entertaining. The plot size and privacy are key highlights of the home, reflecting the exclusive nature of Fitzroy Road and the wider area of Fleet. Wychwood Lodge presents a rare opportunity to acquire a substantial home in one of Hampshire's most desirable residential settings.







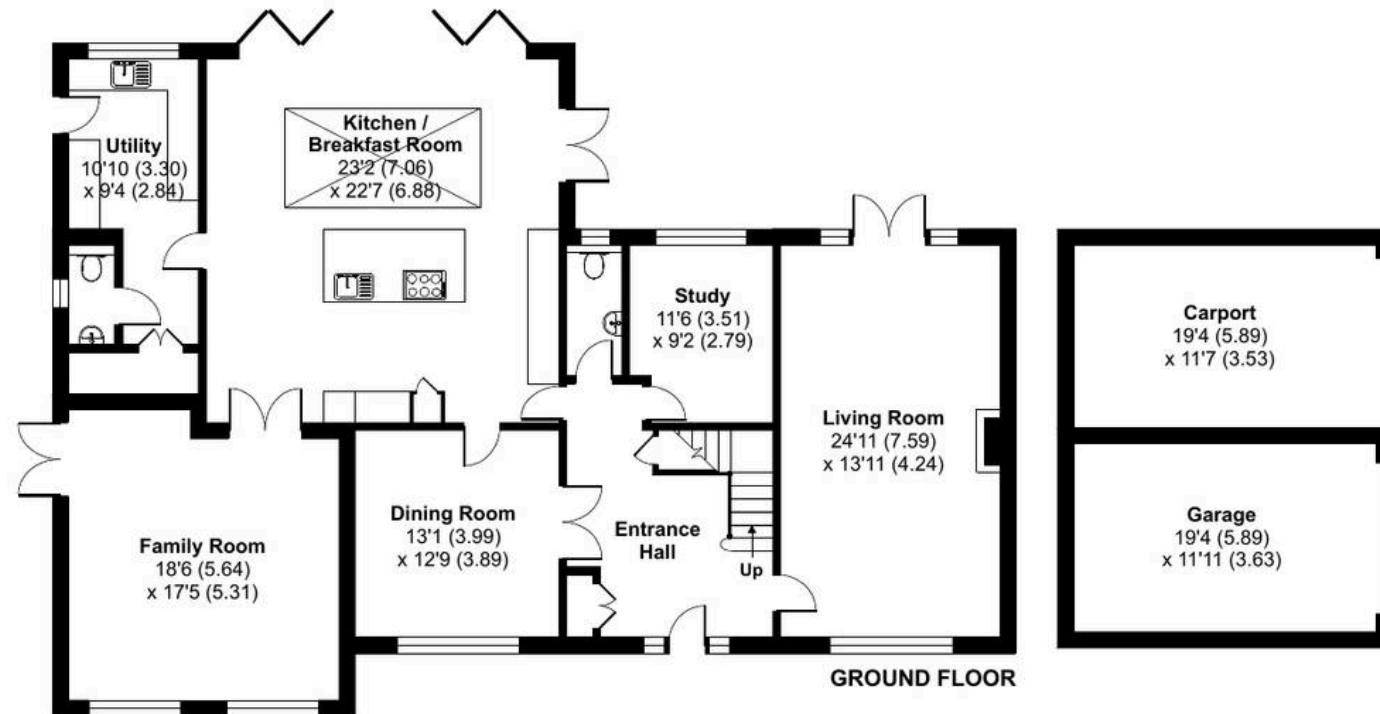
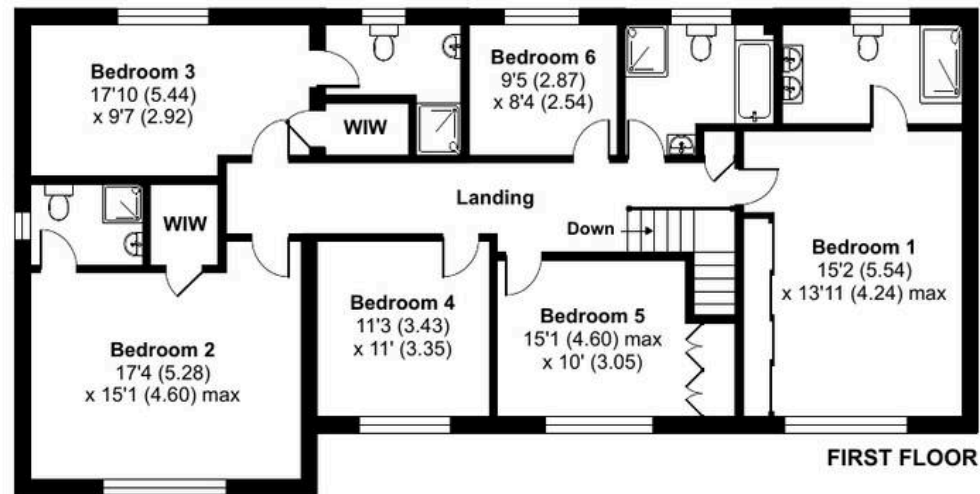
Fitzroy Road, Fleet, GU51

Approximate Area = 3485 sq ft / 323.8 sq m

Garage = 232 sq ft / 21.5 sq m

Total = 3717 sq ft / 345.3 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.