



Wood Lane, Fleet

Offers in excess of **£1,250,000**



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Introducing this beautiful 5 bedroom 1930's family home that has been tastefully updated and extended over 3 floors. On approximately one third of an acre plot it is set within a highly desirable road. Ideally located with excellent commuter links to the M3 and within easy reach of Fleet mainline train station and town centre. Fleet Pond Nature Reserve can be found at the end of the road offering the best of all worlds, as well as excellent local schools and amenities close by.

FEATURES

- Private driveway parking for multiple cars and double garage
- Open plan kitchen and dining area with Velux roof windows
- Flexible and versatile accommodation throughout
- Excellent school catchment area
- Private and secluded garden with patio for entertaining and vegetable patch
- Fully insulated office at end of garden with heating, air conditioning and electricity
- Easy reach of main roads, M3 & M4 motorways and airports (London and South Coast)
- 1 mile to Fleet mainline station (40 mins direct to Waterloo, 12 mins direct to Basingstoke)
- Surrounded by countryside with miles of woodland and canal walks
- Band F – Hart District Council

ACCOMMODATION

- Entrance Hall
- Living room
- Dining room / Conservatory
- Family room
- Open plan kitchen and dining area with doors to patio
- Utility room
- Cloakroom / toilet
- Master bedroom with adjoining dressing room
- 3 further bedrooms
- Family bathroom
- Shower room
- 1 bedroom guest suite with snug and ensuite

OUTSIDE

- Front driveway for multiple cars
- Garden laid to lawn with different areas for entertaining and chilling
- Fully insulated office with heating, air conditioning and electric
- Garden shed

EPC RATING

D





Approximate Gross Internal Area
240.0 sq m / 2583.33 sq ft
(Excludes Garage)
Garage Area 41.0 sq m / 441.32 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU51 3EE**



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