



Wood Lane | | Fleet | GU51 3EA

Offers Over £750,000

Freehold



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A rare opportunity to acquire this substantial four double bedroom detached family home, set within a private 0.17 acre plot on one of Fleet's most prestigious roads. Offering over 2,000 sq. ft. of versatile accommodation including three reception rooms, a spacious kitchen/breakfast room, two bathrooms and a detached double garage, the property presents excellent scope for modernisation and improvement, making it ideal for buyers looking to create their forever home in a prime location.

- Four double bedroom detached family home positioned on one of Fleet's most prestigious roads
- Set within a private and secluded plot of approximately 0.17 acres
- Generous accommodation extending to over 2,000 sq. ft.
- Three versatile reception rooms, ideal for family living and home working
- Spacious 20ft living room with excellent natural light
- Large kitchen/breakfast room with adjoining utility room
- Two bathrooms, including en-suite to the principal bedroom
- Detached double garage with ample private driveway parking
- Superb opportunity to modernise and create a bespoke family home
- Conveniently located close to Fleet town centre, mainline station, excellent schools and M3 links





Situated on one of Fleet's most prestigious and sought-after residential roads, this substantial four double bedroom detached family home occupies a private plot of approximately 0.17 acres, offering excellent potential for modernisation and extension (subject to the usual planning permissions).

Approached via a private driveway leading to a detached double garage, the property provides generous and versatile accommodation extending to over 2,000 sq. ft. Internally, the ground floor comprises three well-proportioned reception rooms, including a spacious living room measuring over 20ft in length, a separate dining room, and a study, making it ideal for both family living and home working. The kitchen/breakfast room enjoys views over the rear garden and is complemented by an adjoining utility room, while a downstairs cloakroom completes the ground floor accommodation.



To the first floor, there are four genuine double bedrooms, all of excellent proportions. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property enjoys a mature and secluded setting with private gardens, ample driveway parking and the benefit of a detached double garage. Requiring updating throughout, this is a rare opportunity to acquire a family home in a prime Fleet location and create a bespoke residence to suit individual tastes.

Wood Lane is widely regarded as one of Fleet's most prestigious and sought-after residential roads, offering an exceptional balance of privacy, convenience and lifestyle. Situated within the highly





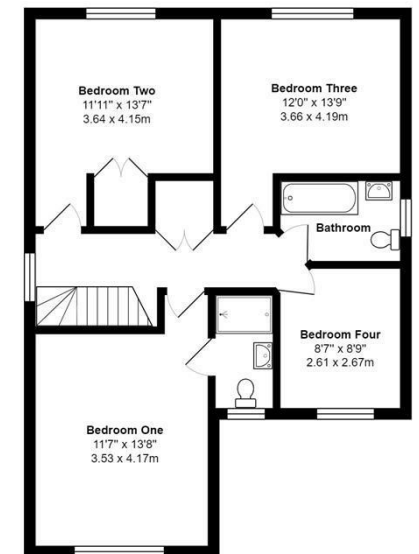
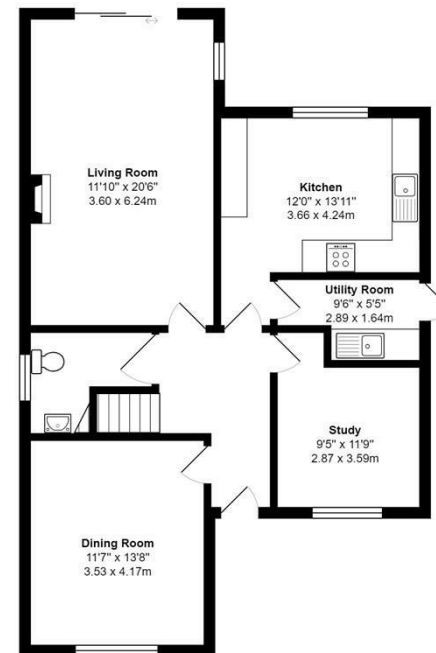
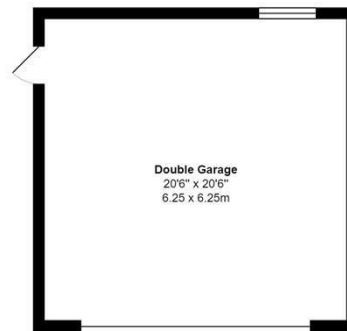
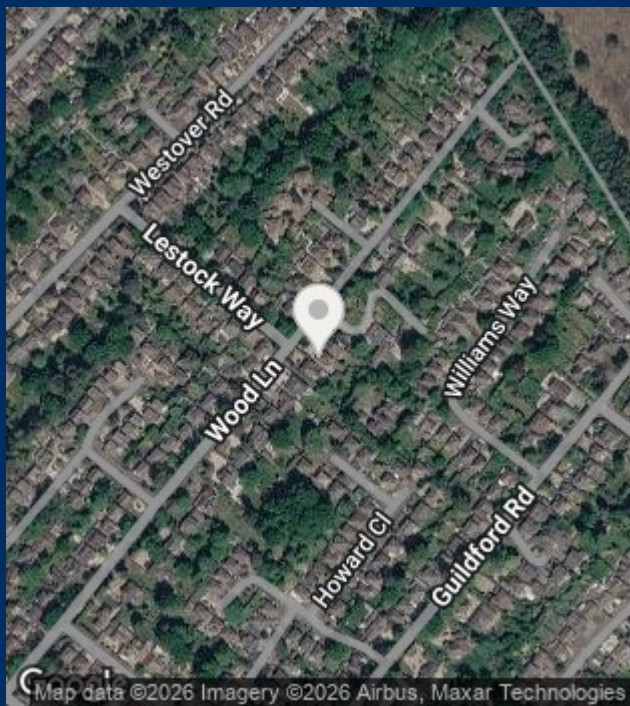
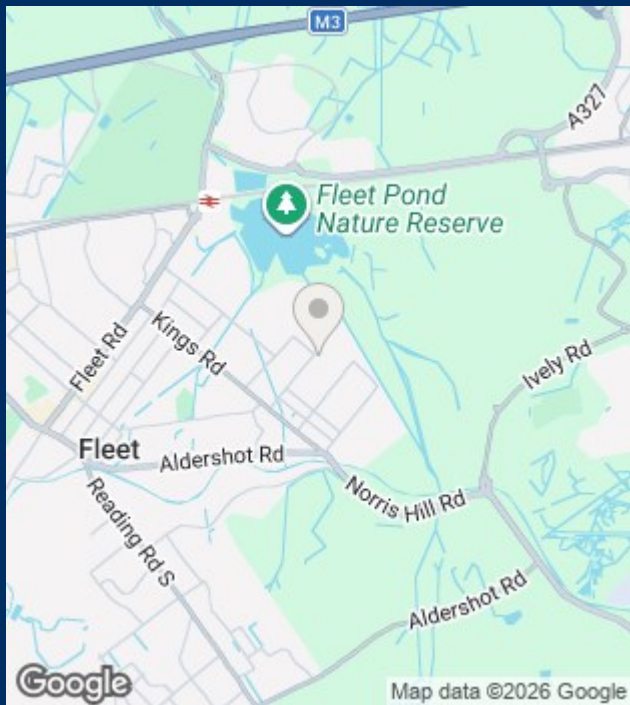
desirable Pondtail area, the property is within easy walking distance of Fleet town centre, with its excellent range of shops, cafés, restaurants and everyday amenities. Fleet mainline railway station is also close by, providing fast and direct services into London Waterloo, while the M3 motorway offers superb connectivity to London, the South Coast and beyond.

The property is ideally positioned for families, falling within the catchment area for some of Fleet's most highly regarded schools, including Fleet Infants, Velmead Junior School and Calthorpe Park School. For outdoor enthusiasts, the location is particularly appealing, with Fleet Pond Nature Reserve just a 10-minute walk away, and the picturesque Basingstoke Canal and Velmead Common only moments from the doorstep, offering extensive walking, cycling and dog walking routes in beautiful natural surroundings.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





Total Area: 2031 ft² ... 188.7 m²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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