



18 Red Cedar Avenue, Fleet
Fleet

McCarthy
Holden

Guide Price £550,000



18 Red Cedar Avenue

Fleet

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Hartland Village
- Two Bathrooms
- Driveway
- Parking for Three Car Driveway
- Open Plan Living Accommodation
- Generous Bedrooms
- Annual Service Charge - Approx £600p.a



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The Property

Located within the highly sought-after Hartland Village development, this exceptional three-bedroom family home was built by Berkeley Homes approximately five years ago to their popular Rowan design. Beautifully presented throughout, the property has been meticulously cared for by the current owners and further enhanced by the addition of a superb garden office/studio, offering the perfect space for home working, hobbies or a gym.

Ground Floor

The ground floor features a welcoming entrance hall, a convenient cloakroom, and a bright, open-plan kitchen, living and dining area. Designed with modern family living in mind, this impressive space is flooded with natural light and benefits from French doors opening directly onto the rear garden, seamlessly connecting the indoors with the outdoor entertaining space and an integrated fireplace with tv & media wall.

First Floor

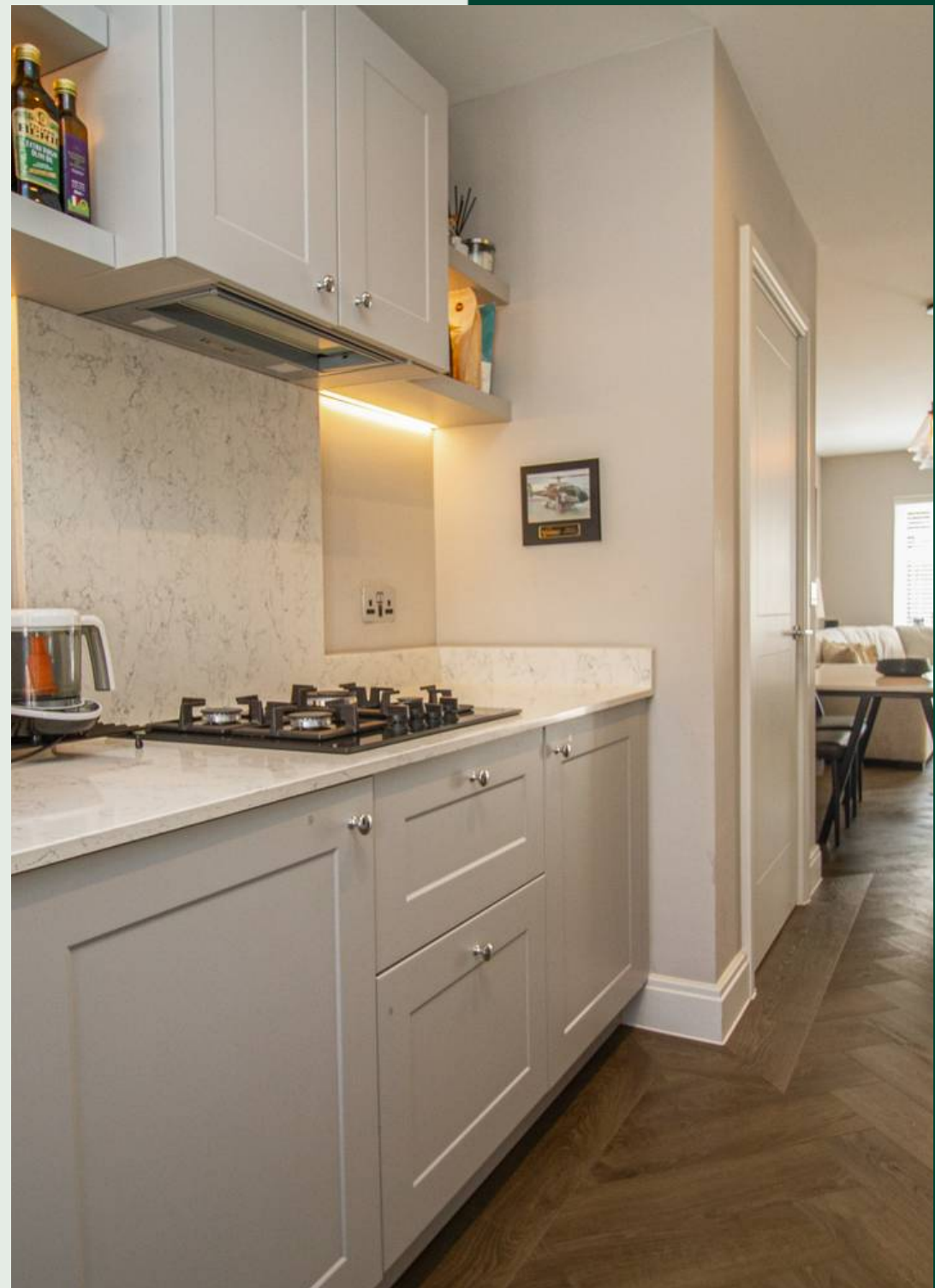
On the first floor are three generously sized bedrooms, including a principal bedroom with a stylish en suite shower room and fitted wardrobes, together with a contemporary family bathroom serving the remaining bedrooms.

Outside

Outside, the property enjoys driveway parking for multiple vehicles and a converted garage, making this home ideal for buyers seeking dedicated work-from-home or hobby space. The enclosed rear garden is predominantly laid to lawn with a patio area ideal for outdoor dining and entertaining.

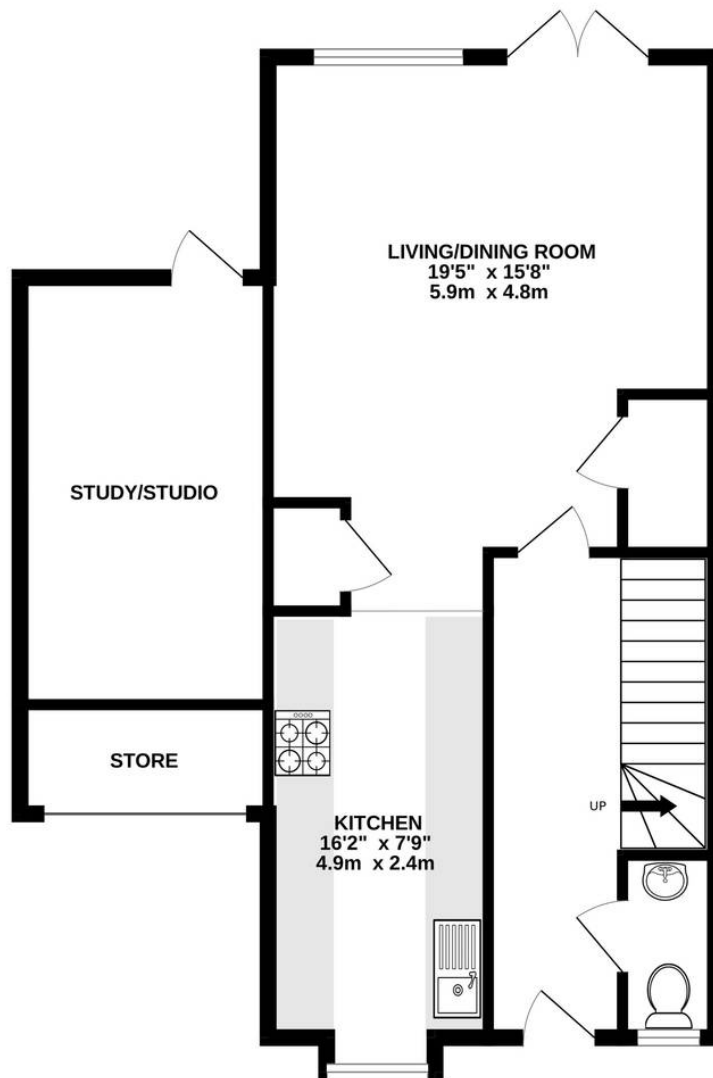
Location

Hartland Village offers the perfect balance of countryside tranquillity and modern convenience. Surrounded by over 100 acres of landscaped green space and adjacent to a 70-acre country park, this vibrant new community provides beautifully crafted homes in an attractive Hampshire setting. Residents enjoy excellent connectivity, including direct rail services to London Waterloo in approximately 36 minutes, access to highly regarded local schools, and a planned village centre featuring shops, everyday amenities, and a new primary school. With its natural surroundings, strong sense of community, and close proximity to Fleet town centre, Hartland Village presents an exceptional place to live for families, professionals, and those looking to downsize.

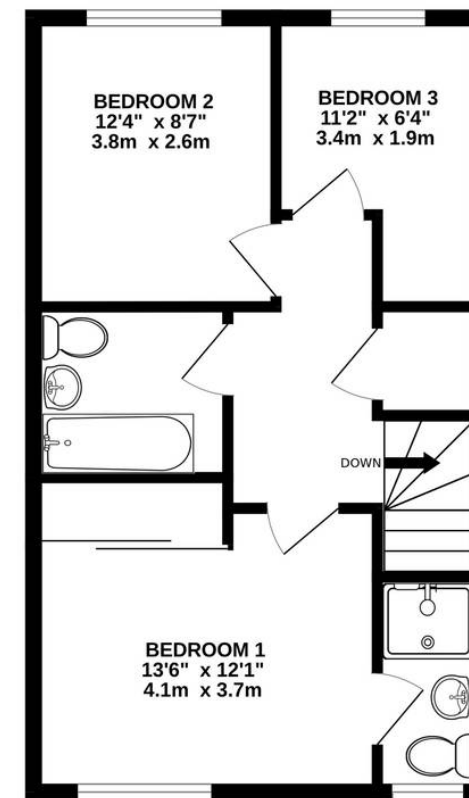




GROUND FLOOR



1ST FLOOR







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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.