



Thornhill Stockton Avenue, Fleet

Fleet

McCarthy  
Holden 

Guide Price £1,600,000



## Thornhill Stockton Avenue

Fleet, Fleet

Impressive five-bedroom, three-bathroom detached house with period features, spacious living areas, landscaped gardens, gated drive, double garage, and multiple reception rooms.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Approximately 0.62 of an acre
- Private gated entrance
- Two garages and ample driveway parking
- Pool & Sons character property
- Blue Triangle area of Fleet
- Close to Fleet town centre and mainline railway station





## The Property

This impressive five-bedroom, three-bathroom detached family home built by renowned local builder Pool & Sons offers generous living spaces and elegant period features, set amidst extensive and beautifully landscaped gardens of approximately 0.62 of an acre and situated in the prestigious Blue Triangle area of Fleet close to the town centre and station. The property welcomes you with a secure gated entrance leading to a substantial gravel driveway, providing ample off-road parking for multiple vehicles and two separate detached garages.

## Ground Floor

The ground floor includes multiple reception rooms, each offering unique character with original features such as period fireplaces, elegant built-in shelving. The classic dining room is adorned with a wooden and brick fireplace, while the living rooms provide cosy seating areas, neutral decor, and garden access through French doors. The open-plan kitchen and dining area features a spacious layout with a family-sized table, fitted cabinetry, integrated double oven, gas hob, fridge freezer, dishwasher and built-in shelving for added practicality.

## First Floor

Upstairs, five spacious bedrooms are flooded with natural light from large windows and bay windows, some enhanced by wooden shutters and built-in wardrobes for ample storage. Wooden flooring and neutral tones contribute to a restful and stylish environment. The main bedroom features a dressing room and en-suite bathroom. The three bathrooms are finished with modern fittings, including showers, bath-tubs, decorative tile designs, and vintage-style fixtures, ensuring comfort and luxury for the whole family.

## Outside

The extensive grounds are a major highlight, featuring a beautifully landscaped garden with mature trees, lush shrubbery, and vibrant flowerbeds. Patio areas provide inviting spaces for al fresco dining, relaxation, or entertaining guests. A well-maintained pond and outdoor seating areas offer tranquil spots throughout the grounds, while the secluded setting ensures privacy and peace. The two garages, workshops and expansive driveway complete the outdoor space, making this property a truly exceptional retreat.





# Thornhill, Stockton Avenue, Fleet, GU51

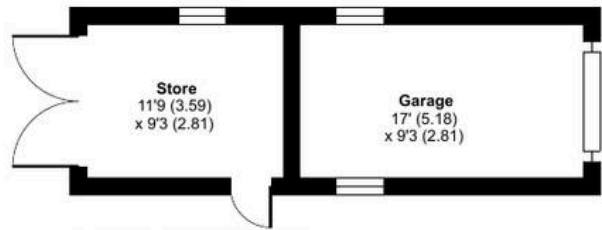
Approximate Area = 2927 sq ft / 271.9 sq m

Garage = 330 sq ft / 30.6 sq m

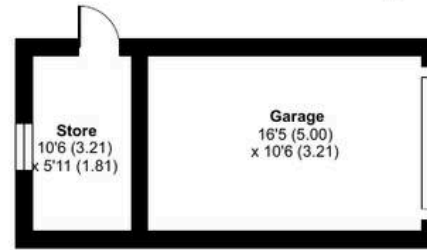
Outbuilding = 172 sq ft / 15.9 sq m

Total = 3429 sq ft / 318.4 sq m

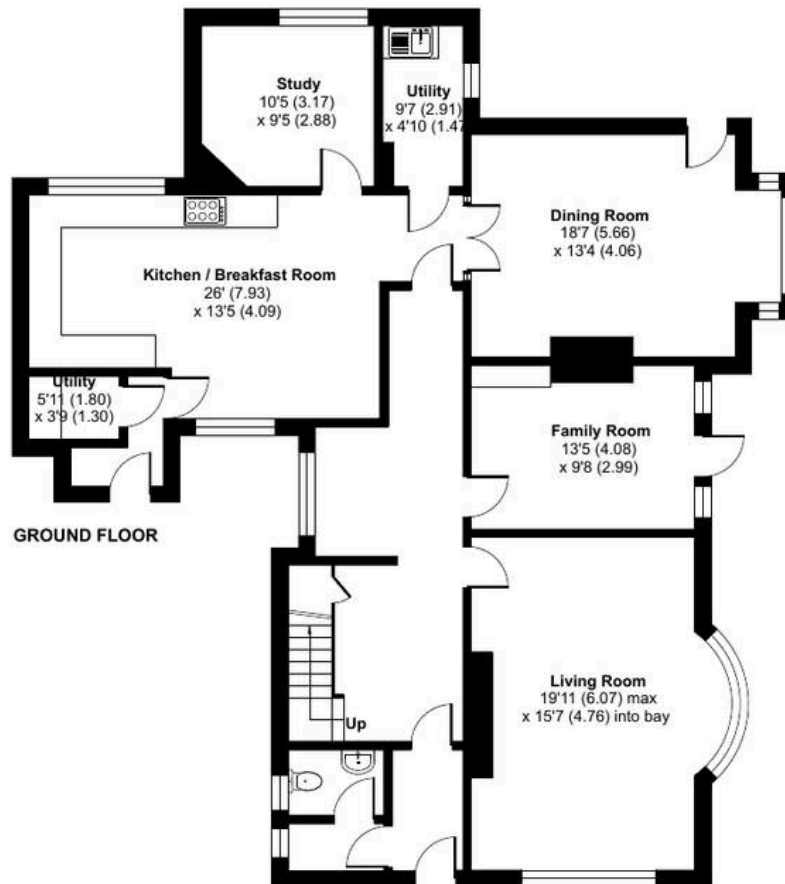
For identification only - Not to scale



GARAGE 1 / OUTBUILDING 1



GARAGE 2 / OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR







## McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • [fleet@mccarthyholden.co.uk](mailto:fleet@mccarthyholden.co.uk) • [www.mccarthyholden.co.uk/](http://www.mccarthyholden.co.uk/)

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested.

Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.