



IBWORTH LANE





A contemporary family home

Set on one of Fleet's most prestigious residential roads, 15 Ibworth Lane is a substantial detached family home offering exceptional space, flexibility and privacy. Tucked away on a quiet, tree-lined no-through road, yet close to the heart of Fleet, the house enjoys a rare balance of seclusion and everyday convenience, with the town centre, mainline station and excellent schooling all within easy reach.

Heart of the home & family living

At the centre of the house lies a beautifully designed and generously proportioned kitchen, forming the natural hub of everyday family life and entertaining. Thoughtfully planned and exceptionally well equipped, it combines style, practicality and scale with ease.

A substantial island with an excellent breakfast bar provides informal seating for up to eight, creating a sociable focal point for relaxed mornings and day-to-day living.

The kitchen is superbly appointed, featuring a Quooker boiling water tap and an impressive bank of four integrated ovens, including two conventional ovens (making large-scale entertaining and Christmas cooking notably easier), alongside a steam oven and a microwave.

A large double fridge freezer and an under-counter, glass-fronted wine fridge, dishwasher, waste disposal unit and water softener complete the appliance suite.



There is an abundance of well-designed storage throughout, and the space is flooded with natural light from three windows overlooking the garden, giving it a bright, open and welcoming feel throughout the day. Double doors open directly through to the family / dining room, ensuring the kitchen remains firmly at the heart of the home and allowing the spaces to flow naturally when entertaining.



The family & dining room

The family and dining room is a wonderfully sociable space, designed for both everyday family life and entertaining on a larger scale. There is ample room for a substantial dining table for family meals and celebrations, alongside a generous sofa seating area, allowing the room to transition effortlessly from busy weekday mornings to relaxed evenings with friends.

Full-height bi-fold doors open onto the terrace and garden, enabling the space to spill outside during the warmer months for summer dining and informal gatherings. Generous roof lanterns fill the room with natural light throughout the day, while air conditioning ensures year-round comfort.





A refined sitting room

The formal sitting room offers a more refined and tranquil retreat, ideal for quieter moments and relaxed evenings. Centred around a cosy gas fire, it has a calm and inviting atmosphere that works equally well for unwinding at the end of the day or hosting more intimate gatherings.

Large bi-fold doors open directly onto the rear terrace and garden, while generous roof lanterns flood the room with natural light, enhancing the sense of space and airiness.

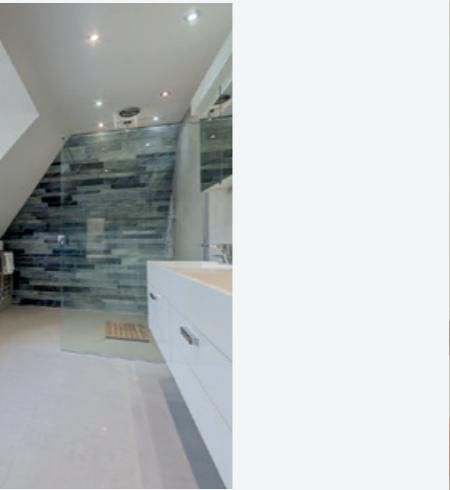
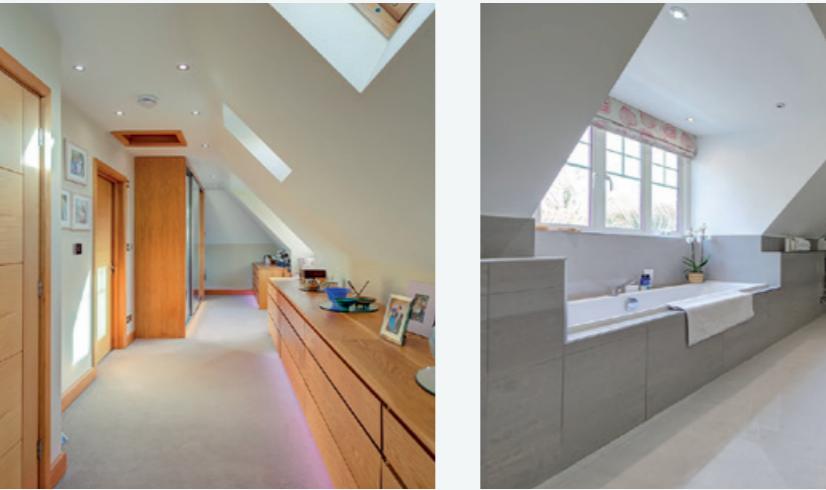




Sweet dreams

On the first floor are three well-proportioned bedrooms, two with en-suite bathrooms, together with a further family bathroom. One of the bedrooms benefits from a dressing room, through which the en-suite bathroom is accessed.

The entire top floor is devoted to an impressive principal bedroom suite, creating a calm and private retreat within the house. The main bedroom is filled with natural light from windows on both sides and is complemented by a generous dressing area with ample wardrobes and a sleek en suite bathroom featuring a bath, separate shower and double basins. The suite is air-conditioned, enhancing comfort throughout the year.





Movie nights & big-screen living

The ground floor provides a highly versatile and well-considered suite of rooms, offering both excellent everyday practicality and the potential for more independent living if required.

The cinema room is a standout feature and has been professionally designed to deliver a truly immersive, big-screen experience at home. An electric fold-down projector screen spans almost the entire far wall, creating a dramatic setting for film nights and live sport, while a 75-inch television provides a dedicated setup for gaming. High-quality, fully integrated surround sound with large amplifiers, wall and ceiling speakers complete the experience.

All of this high-spec cinema equipment is included within the sale, making this an exceptional space for relaxed evenings, family gatherings and memorable movie nights.

Flexible ground floor living

Off the reception hall is a guest cloakroom, along with excellent built-in storage cupboards for coats and shoes. There is also a good-sized room currently used as a gym, which would work equally well as a home office or study.

A large preparation kitchen sits on this level, complete with additional twin oven, hob and a dishwasher, ideal for keen cooks, baking enthusiasts or catering when entertaining. Adjoining this is a walk-in pantry, providing excellent storage for food and baking equipment. A utility room offers direct access to the side of the house, particularly practical after countryside walks or for muddy dog walkers.

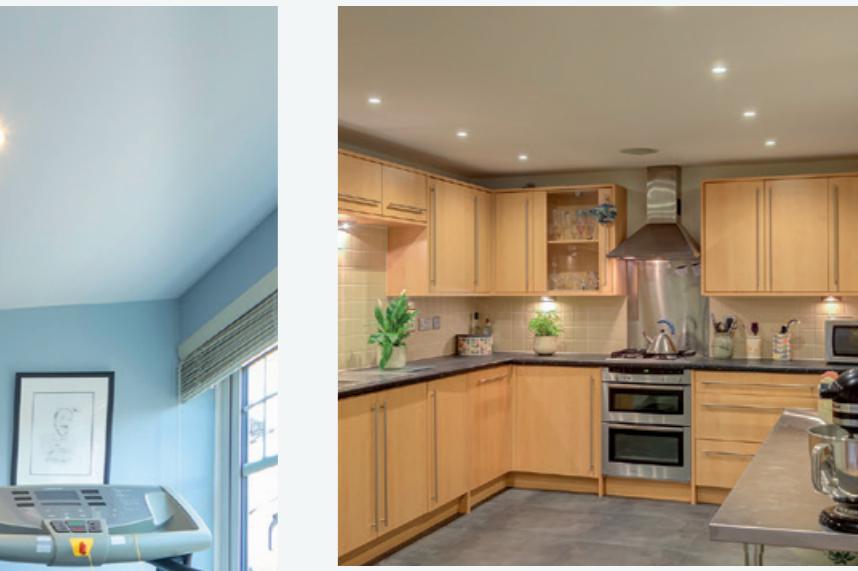
The layout of this floor lends itself well to use as a self-contained annexe, suitable for a family member, au pair or nanny, while remaining fully connected to the main house.

Located off the cinema room are two generous walk-in store rooms, offering outstanding practical storage for everyday family items and sports equipment. The current owner has also used part of this space as a wine store.

This floor is completed by a further well-proportioned double bedroom with a refurbished en suite bathroom, making it ideal for guests, older children or multigenerational living.



17



16





Glorious gardens

The house sits within approximately 0.34 acres of mature, landscaped gardens, providing a high degree of privacy and a wonderful sense of space.

The rear garden is ideal for entertaining, with a generous terrace for outdoor dining and relaxed summer evenings. Stylish awnings extend across both sets of bi-fold doors, creating large shaded and weather-protected areas that significantly enhance the usability of the terrace.

A generous driveway provides parking for at least six vehicles, complemented by a double garage offering excellent additional parking and storage, alongside discreetly positioned garden sheds.

A fully insulated garden office with full Wi-Fi connectivity offers an ideal home-working environment or creative studio, set apart from the main house.

*Bi-fold
doors open
to a stylish
terrace*



A prime location

I bworth Lane lies within easy reach of the amenities of Fleet, where a wide selection of coffee houses, restaurants and pubs sit alongside excellent everyday facilities and the mainline railway station. Widely regarded as one of the most desirable places to live in the country, Fleet was highlighted by The Daily Telegraph in December 2025 for its exceptional quality of life, with residents consistently describing the town as safe, welcoming and a genuinely happy place to live.

The area is well regarded for its schooling. Elvetham Heath Primary School is rated Outstanding by Ofsted and is approximately an 11-minute walk away. Calthorpe Park School and Court Moor School are both rated Good. Independent options nearby include Yateley Manor School, St Nicholas' School and Lord Wandsworth College.

Local leisure facilities include The Hart Leisure Centre, while the renowned Four Seasons Hotel Hampshire offers exceptional spa and dining experiences nearby. For walkers and birdwatchers, the much-loved Fleet Pond Nature Reserve and Edenbrook Country Park provide extensive waterside paths, open countryside and rich wildlife habitats close at hand. The surrounding villages of Odiham and Upton Grey offer attractive countryside, characterful pubs and appealing routes for keen cyclists and walkers.

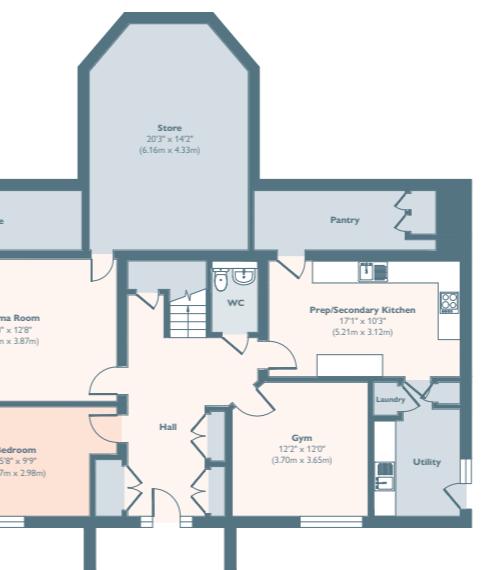
Fleet railway station offers regular direct services to London Waterloo in approximately 41 minutes, while Junction 4A of the M3 provides swift access to London, Heathrow and the wider motorway network.

Floorplans

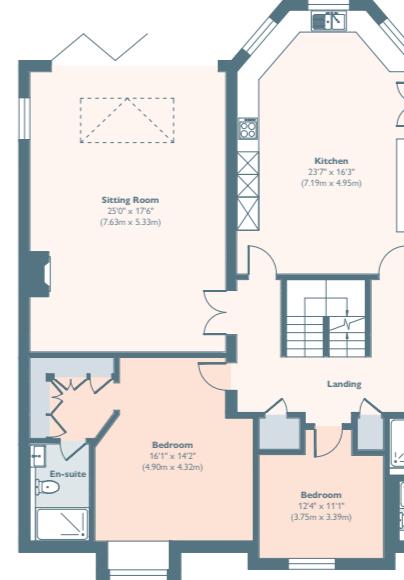
| HOUSE | OUTBUILDINGS (EXC. SHEDS) | GARAGE | TOTAL |
|--------------------------|---------------------------|------------------------|--------------------------|
| 4,755 sq ft (441.8 sq m) | 88 sq ft (8.19 sq m) | 396 sq ft (36.81 sq m) | 5,239 sq ft (486.8 sq m) |



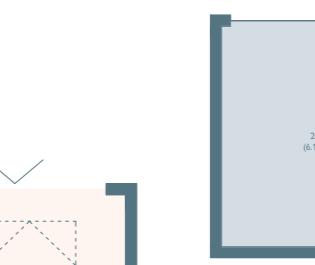
OUTBUILDINGS



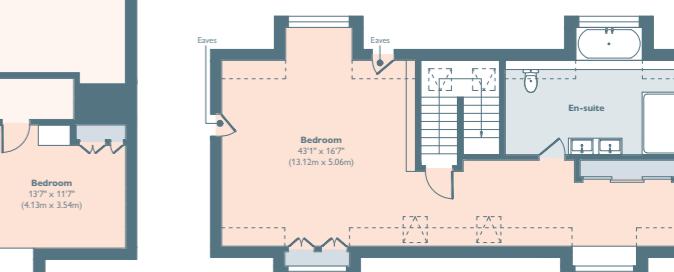
GROUND FLOOR



FIRST FLOOR



GARAGE



SECOND FLOOR



Finer details

OVERVIEW

- Exceptional detached family home on one of Fleet's most prestigious no-through roads, offering privacy with outstanding connectivity
- Approximately 4,755 sq ft of flexible, beautifully arranged accommodation across three floors
- Set within circa 0.34 acres of mature, landscaped gardens
- Stunning kitchen opening into an impressive family and dining room with full-height bi-fold doors to the terrace
- Elegant sitting room with gas fire, bi-fold doors and roof lanterns creating a light-filled atmosphere
- Luxurious principal bedroom suite occupying the entire top floor, with dressing area, en suite and air conditioning

Ingham Fox use all reasonable endeavours to supply accurate property information. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Ingham Fox has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the seller.

SERVICES & FEATURES

- Five generous bedrooms in total, including multiple en suites
- Outstanding private cinema room with high-spec, fully integrated equipment included within the sale
- Highly versatile ground floor with gym, preparation kitchen, pantry and annexe potential
- Exceptional storage throughout, including large walk-in store rooms and extensive fitted cupboards
- Fully insulated garden office with full Wi-Fi connectivity
- Generous driveway parking for at least six vehicles, complemented by a double garage and discreet garden sheds providing excellent storage
- Air conditioning to the sitting room and principal bedroom suite
- High-speed broadband available (up to 1.1 Gbps)
- Mains electricity, gas, water and drainage
- Water softener system
- Quooker instant boiling water tap with filtered chilled water
- Comprehensive CCTV and alarm system
- Double glazing throughout
- Local authority: Hart District Council
- Council tax band G

ENERGY PERFORMANCE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

IN THE AREA

- Peaceful, tree-lined setting with excellent access to the town centre and a wide selection of cafés, restaurants and everyday amenities
- Highly regarded local schooling, including Elvetham Heath Primary School (approximately an 11-minute walk) and Calthorpe Park School
- Fleet mainline railway station offering direct fast services to London Waterloo in around 41 minutes
- Convenient access to the M3, providing excellent road connections to London, Heathrow and the wider motorway network
- Close to a wide range of outdoor pursuits and countryside walks, with a local leisure centre offering fitness and sports facilities
- Attractive surrounding villages including Odiham and Upton Grey, offering countryside walks and characterful pubs





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FLEET

15 Ibworth Lane, Fleet, Hampshire GU51 1AU

what3words ///luxury.lyricist.amuse



INGHAM FOX
UNIQUE HOMES

01428 786321 • nick@inghamfox.com • inghamfox.com

To view, please WhatsApp, message or call Nick Fox on 07790 020492