



Avenue Road

Fleet

McCarthy  
Holden 

Guide Price £1,850,000



## Avenue Road

Fleet

Wychwood Cottage, in prestigious Blue Triangle area of Fleet, dating back to early 1700s, renovated late 1990s. Boasting original charm & extensive 4400 sq ft, six beds, ensuites, large garden.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Approx 0.59 Acre Plot
- Close to Fleet High Street & Fleet Mainline Railway Station
- Detached Double Garage
- Versatile Accommodation
- 4400 sq ft of accommodation (excluding garage)
- Close to Fleet Pond & Nature Reserve



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Situated in the prestigious Blue Triangle area of Fleet, Wychwood Cottage is believed to date back to early 1700s, and was originally built as a woodman's cottage, forming part of the original Calthorpe Estate.

The property was extended in 1912 and renovated late 1990s, having been restored to retain many original features and the charm of the original property. This impressive home now offers in excess of 4400 sq ft of accommodation (excluding garage).

Wychwood Cottage is discreetly set back from the road and reached via a long gravel driveway which sweeps around a central Beech tree, leading to a separate double garage. There is plenty of space for parking, making it ideal for families.

Inside Wychwood Cottage, you will find plenty of original charm and character—latch doors, open fireplaces, exposed beams, and picture rails that show off the home's history. The layout is spacious and practical, starting with a large dining hall. The extensive ground floor layout further provides two sitting rooms, one of which has French doors to the rear garden, the other providing a side access door. Two ground floor studies give ample flexibility in terms of home working or extended family living. The kitchen / breakfast room provides access to the conservatory with lovely views across the rear garden.

To the first floor are 6 well proportioned bedrooms, with the main bedroom and guest suite both providing en-suite facilities. The remaining bedrooms are complemented by 2 further bathrooms.

Wychwood Cottage is peacefully situated in an impressive 0.59 acres of grounds, with a westerly facing rear garden. The grounds are a well balanced mix of lawns and patios, ensuring the gardens can be enjoyed throughout the day.

The Blue Triangle, a highly desirable area, is located minutes from Fleet town centre. Fleet has excellent commuter links by both rail and road; there are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and multiple health care services. Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles)



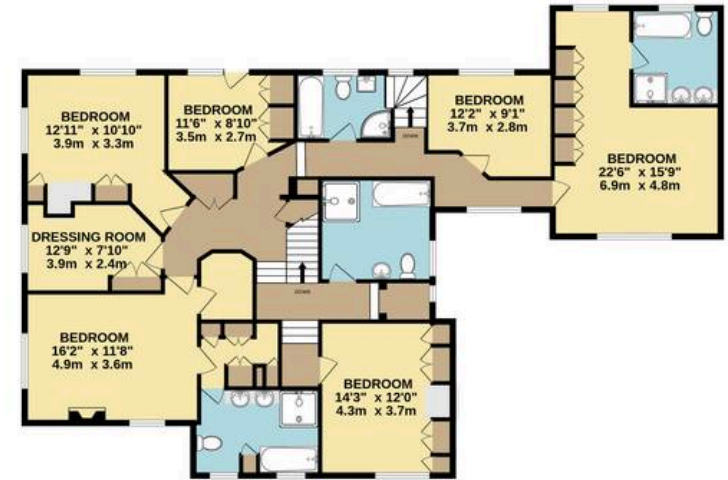




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 4838sq.ft. (449.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## McCarthy Holden Fleet

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