



33a Wood Lane, Fleet

Fleet

McCarthy
Holden

Guide Price £825,000



33a Wood Lane

Fleet, Fleet

Stunning four bed detached home near Fleet Pond, town centre, and station. Spacious living, modern kitchen, garden room, private garden, parking, and excellent commuter links.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four Double Bedrooms
- Four Reception Rooms
- Close to Fleet Pond & Nature Reserve
- Garden Room
- Two Bathrooms Including En-Suite
- Modern Finish Throughout





Property

This Neo-Georgian residence presents an exceptional blend of classic architecture and modern living, set within a highly sought after location close to Fleet Pond and its nature reserve. Offering generous and versatile accommodation throughout, the home features four spacious double bedrooms and multiple reception areas, ideal for both family life and entertaining. The property has been thoughtfully updated, including a stylishly re-fitted kitchen with high-quality finishes, while maintaining an elegant and welcoming feel throughout.

Ground Floor

The property opens via an impressive double front entrance into a wide and inviting hallway, setting the tone for the space beyond. The principal living room is beautifully proportioned, featuring a bay window, feature fireplace and doors opening directly onto the rear patio. A separate dining room provides a perfect setting for formal occasions and flows seamlessly into the contemporary kitchen, fitted with sleek cabinetry and premium Carrara quartz work surfaces. A garden room sits just beyond, flooded with natural light and offering a tranquil space to relax. In addition, a substantial family room created from a converted double length garage provides an outstanding multi-purpose living area with skylight and doors opening onto the garden. A cloakroom completes the ground floor.

First Floor

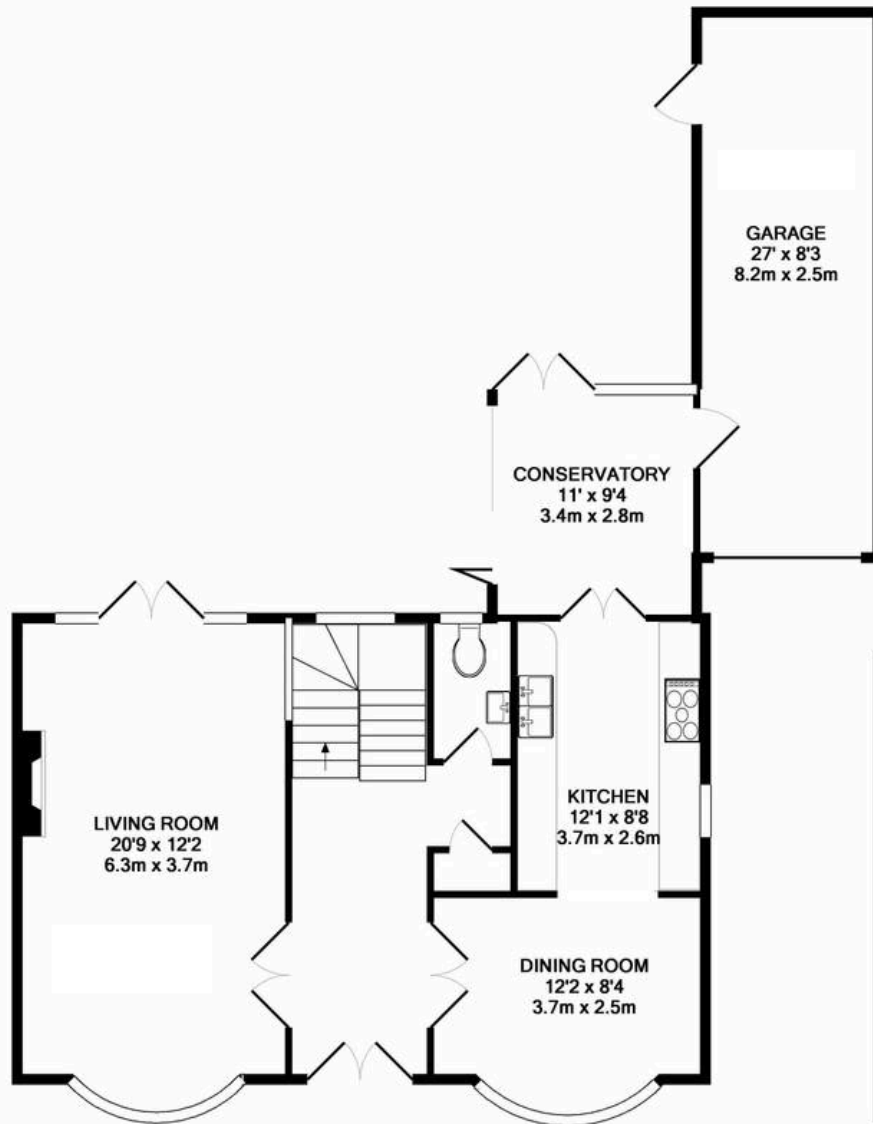
Upstairs, a bright and airy landing leads to four well proportioned double bedrooms. The principal bedroom benefits from built in storage and a private en-suite shower room. The remaining bedrooms are equally generous, making them ideal for family members or guests. A modern family bathroom serves the additional bedrooms, all presented in excellent condition and designed with comfort in mind.

Outside

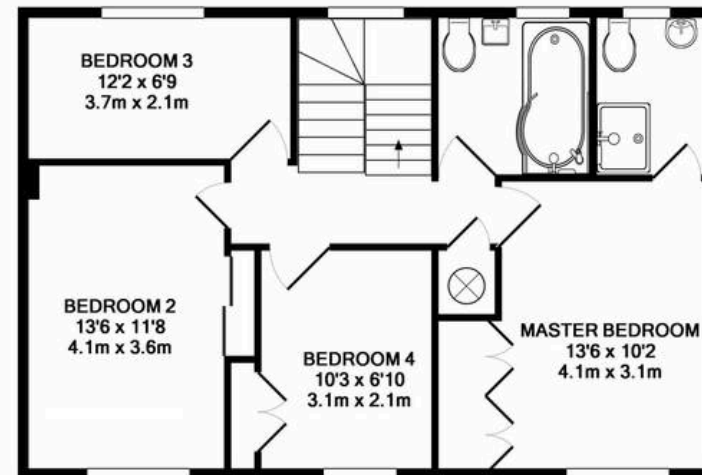
To the front, the property enjoys a high degree of privacy, screened by mature hedging and complemented by a gravel driveway providing ample off-road parking. The rear garden is enclosed and mainly laid to lawn, enhanced by established planting, trees and attractive borders. A large patio area offers the perfect setting for outdoor dining and entertaining, with direct access from several of the ground floor rooms, creating a seamless indoor-outdoor lifestyle.







GROUND FLOOR

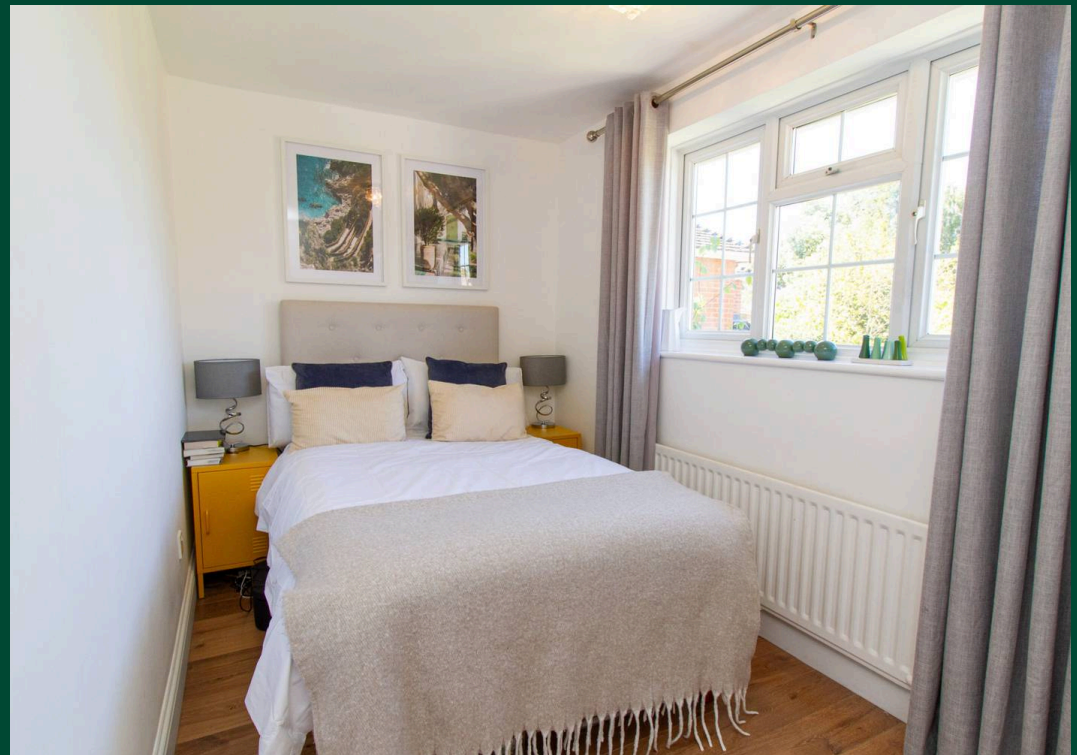


1ST FLOOR

TOTAL APPROX. FLOOR AREA 1597 SQ.FT. (148.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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