



Coach House Gardens

Fleet

McCarthy  
Holden 

Guide Price £1,400,000



## Coach House Gardens

Fleet

Impressive detached family residence built in 1990 by Berkeley Homes. Spacious and versatile accommodation. Features formal and informal living spaces, five bedrooms, attractive gardens.

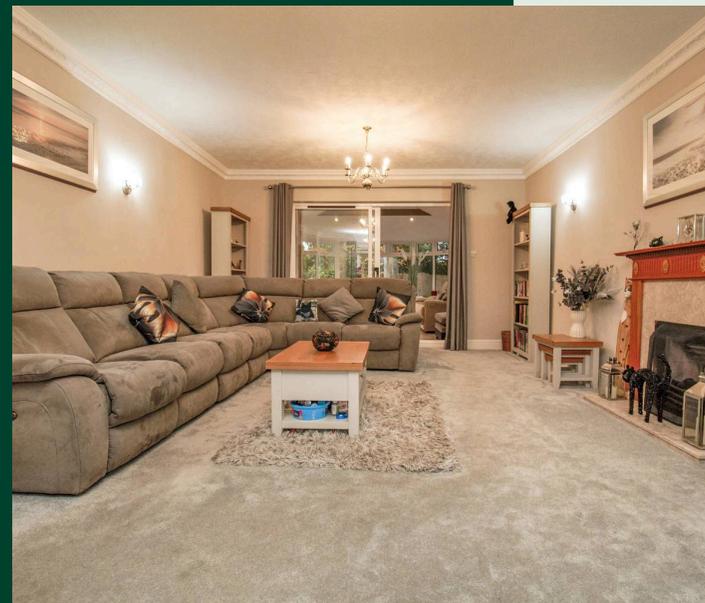
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Five spacious bedrooms
- Three bath/shower rooms
- Versatile family living spaces
- Modern kitchen/breakfast room
- Detached double garage
- Easterly facing rear garden



## Property

Constructed in 1990 by the highly regarded Berkeley Homes, this impressive, detached family residence offers spacious and versatile accommodation arranged over two floors. The property is approached via a gravel driveway providing ample parking and leading to a detached double garage.

## Ground Floor

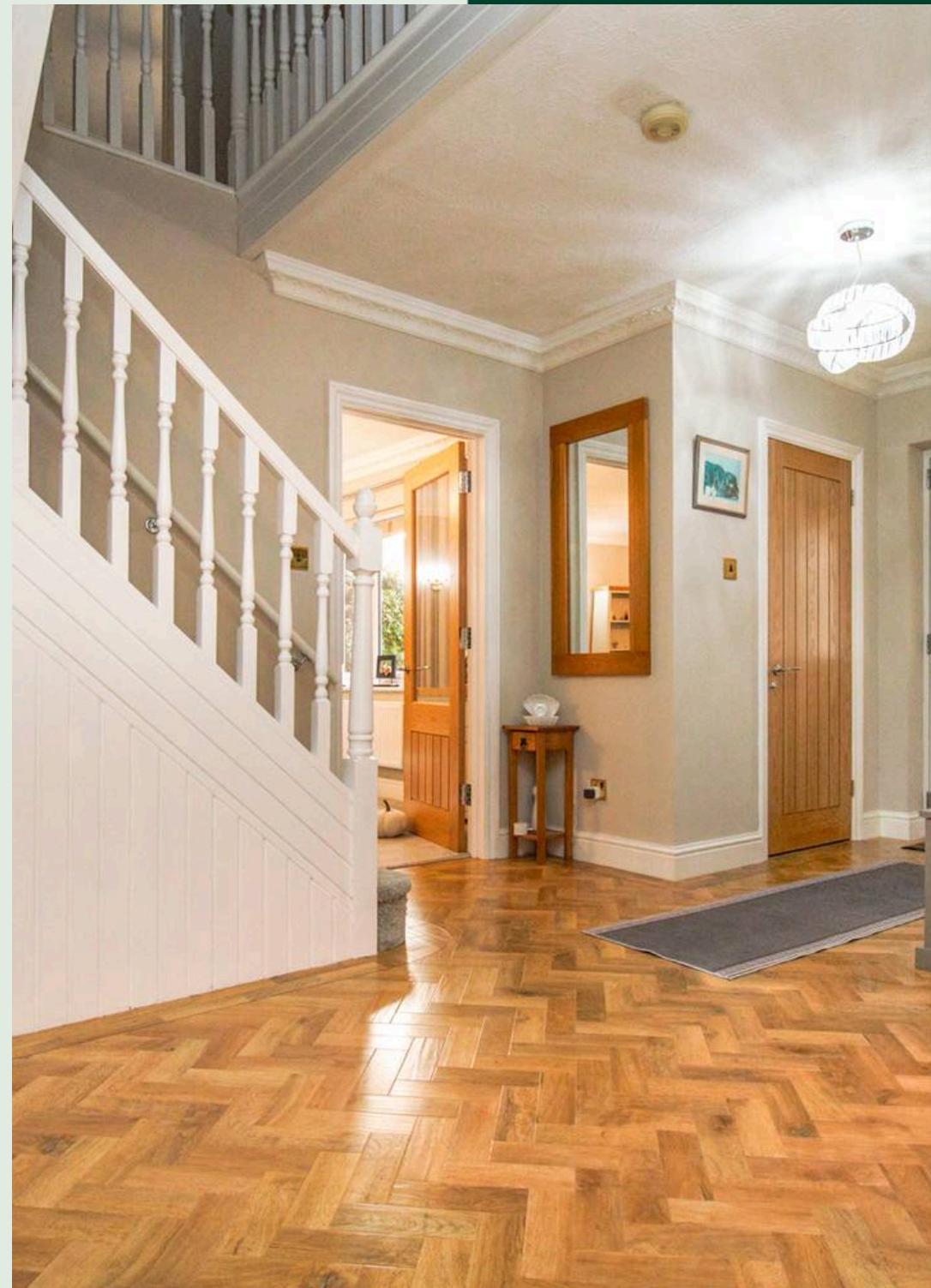
The ground floor features an excellent balance of formal and informal living spaces. The double-aspect sitting room is bright and inviting, centred around a gas flame-effect fireplace and opening through glazed doors to the family room, which enjoys views over the rear garden. The well-equipped kitchen/breakfast room includes an extensive range of fitted units, work surfaces, and integrated appliances, with plenty of space for family dining. From here, doors lead to a useful utility room and an additional sitting room. For more formal occasions, the dining room provides an elegant space overlooking the front of the property, while a separate study offers an ideal area for working from home.

## First Floor

Upstairs, the spacious landing leads to five well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a generous en suite bathroom. The second bedroom also enjoys its own en suite shower room, while the remaining three bedrooms are served by a modern family bathroom. All rooms are bright and well presented, offering ample storage and flexibility for family living.

## External

The property is set within spacious, attractive and well-maintained gardens. The rear garden offers both lawned and patio areas, ideal for outdoor entertaining or relaxation. A fully powered home office has also been thoughtfully incorporated into the plot. To the front, the gravel driveway provides parking for several vehicles and leads to the detached double garage, completing this desirable family home.

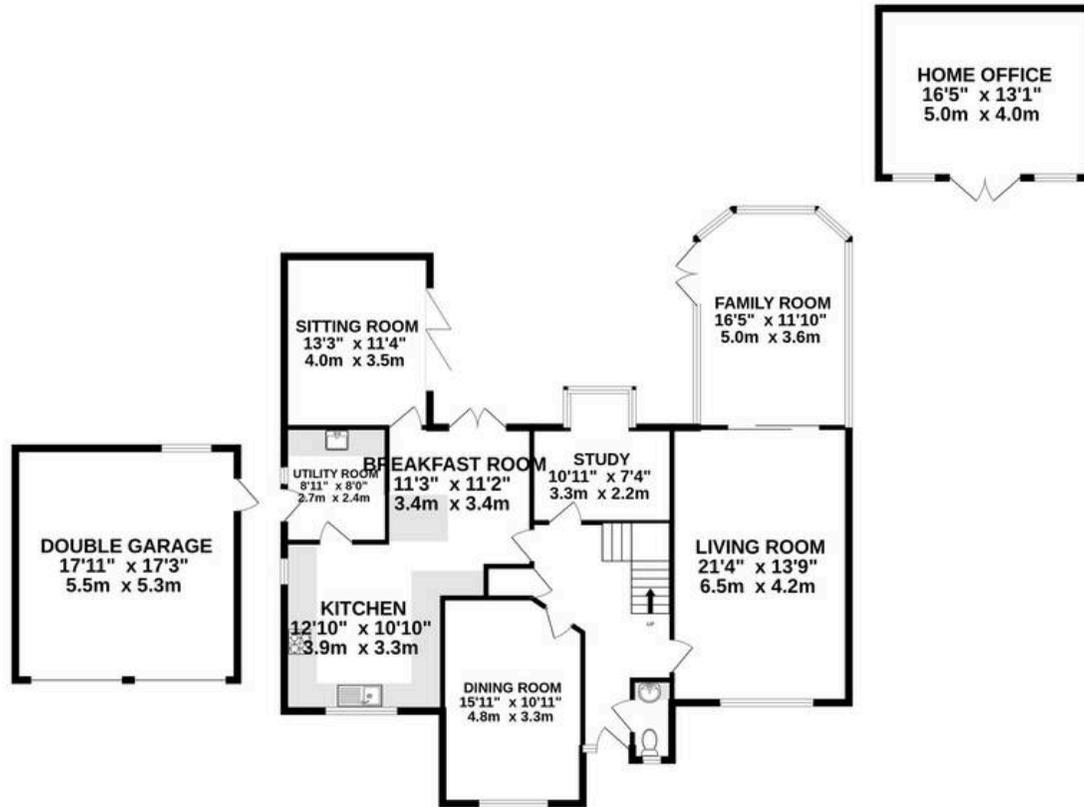




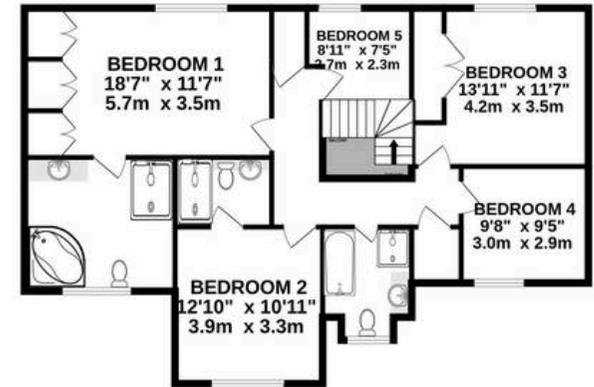




**GROUND FLOOR**  
1939 sq.ft. (180.2 sq.m.) approx.



**1ST FLOOR**  
1018 sq.ft. (94.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2741sq.ft. (254.6 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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