



Fitzroy Road
Fleet

McCarthy
Holden 



Fitzroy Road

Fleet

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Desirable Blue Triangle Location
- Over an Acre Plot
- Renowned Pool and Sons Build Circa 1933
- Character Home
- Five Bedrooms
- Exciting Opportunity for Modernisation



The Property

This beautiful detached family home occupies a plot of just over one acre and is situated on one of Fleet's most sought-after tree-lined roads. Built by the renowned Pool and Sons in 1933, the property is rich in character features, including open fireplaces, high ceilings, original doors and elegant bay windows. Offering over 3,000 sq. ft. of accommodation arranged across three floors, this family home presents an exciting opportunity for modernisation and provides excellent potential for extension subject to the necessary planning consents. The location allows convenient access to Fleet town centre, highly regarded schools and excellent transport links, including Fleet mainline station and the M3 motorway.

Ground Floor

The front entrance porch leads into a welcoming hallway featuring a cloakroom, stairs to the first floor and understairs storage area. The triple-aspect living room enjoys a stunning bay window and a period fireplace recently fitted with log burner. The Dining room which is also at the rear of the house, has double doors leading to the conservatory. The kitchen/breakfast room offers an abundance of storage with both eye and base level units under a roll-top worksurface, a breakfast area, a walk-in pantry, and a door to the side-door hallway. This includes a utility/boot room and a gardener's toilet, and opens on to the sun-room, positioned on the south side of the house, and featuring bi-fold doors with views over the sunny rear garden. There is also a study and a garden room which completes the ground floor.

First Floor

The first floor hosts four of the five bedrooms, including the principal bedroom with an en-suite bathroom. The family bathroom completes the first floor.

Second Floor

The fifth double bedroom is located on the second floor and benefits from two walk-in eaves storage cupboards.

External

The grounds are a particular feature, extending to almost one acre and surrounded by mature trees, shrubs and established planting. A sweeping driveway provides generous parking and leads to a double garage. The landscaped gardens are predominantly laid to lawn, offering both privacy and ample space for outdoor enjoyment, with a large wooded section to the rear.











Fitzroy Road, Fleet, GU51

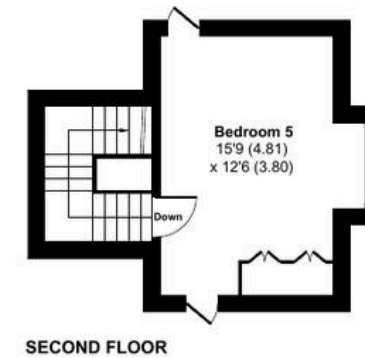
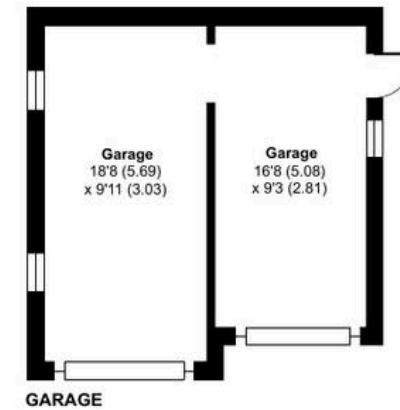
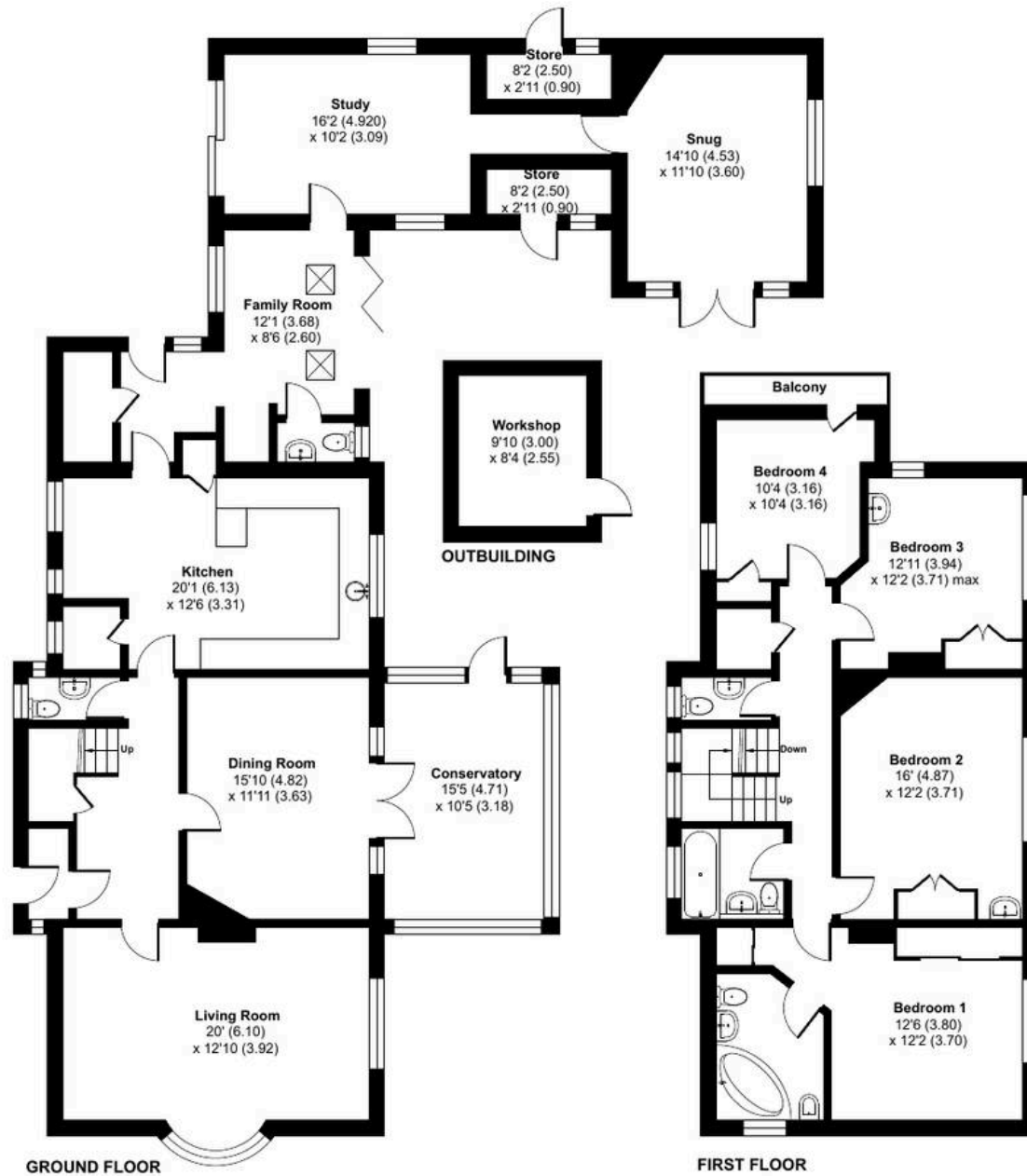
Approximate Area = 2811 sq ft / 261.1 sq m

Garage = 346 sq ft / 32.1 sq m

Outbuilding = 130 sq ft / 12 sq m

Total = 3287 sq ft / 305.2 sq m

For identification only - Not to scale









McCarthy Holden Fleet

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