

11 The Bourne, Fleet

Fleet

McCarthy Holden

Guide Price £725,000







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Fleet

McCarthy Holden is delighted to present to the market this impressive four-bedroom detached family ,in the highly sought-after cul de sac location
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four Generous Bedrooms
- Cul De Sac Location
- Close To Local Primary And Secondary Schools
- Mature Rear Garden
- Garage And Driveway Parking
- Scope To Extend Subject To Planning

McCarthy Holden









The Property

McCarthy Holden is delighted to present to the market this impressive four-bedroom detached family, offering approx 2000 sq. ft. of versatile accommodation in the highly sought-after cul de sac location, close to local primary and secondary schools.

Ground Floor

Upon entering the property, a welcoming entrance hallway leads through to the main ground-floor living space, while also providing stairs to the upper level. The heart of the home is a spacious and light-filled principal living room measuring over 17 feet, which offers ample room for comfortable seating and entertaining. Flowing seamlessly from the living area is a formal dining room that overlooks the rear garden.

Adjacent to the dining area is a rear aspect bright kitchen and breakfast room fitted with ample storage under a roll top work surface and built in appliances. The ground floor is completed by an integral single garage, large utility and downstairs W.C..

First Floor

On the first floor, a central landing connects four well-proportioned double bedrooms and the main family bathroom. The generous principal bedroom overlooks the front, offering an abundance of space for wardrobes and bedroom furniture. The second and third bedrooms are equally impressive doubles, with the third and fourth bedrooms featuring built-in storage cupboards. Serving the bedrooms is a large family bathroom equipped with a bath, separate corner shower cubicle, basin, and WC.

Outside

The garden is a spacious, attractive and well-maintained garden with a lovely mature, established feel. It features a large, neatly maintained central lawn surrounded by mature trees, shrubs and colourful planting, providing plenty of greenery and privacy. A paved patio area sits in the foreground, offering space for outdoor seating and entertaining. There is also a small circular flower bed with established shrubs, adding interest to the paved area. To the rear left, a charming greenhouse provides an ideal space for growing plants and vegetables.

The garden is enclosed by mature hedging, established borders and fencing, creating a peaceful and secluded outdoor setting.

To the front of the property is a driveway with parking for several vehicles.

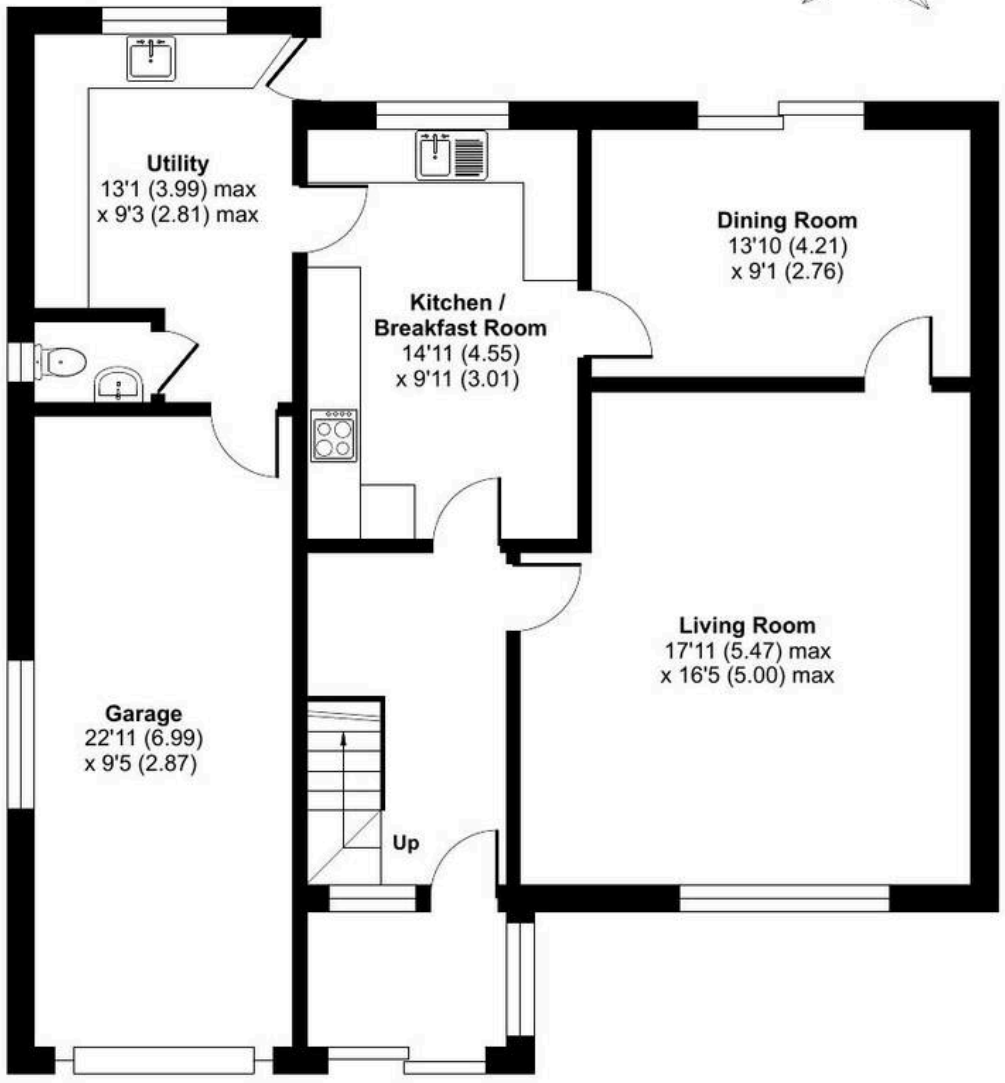
Addtional Information



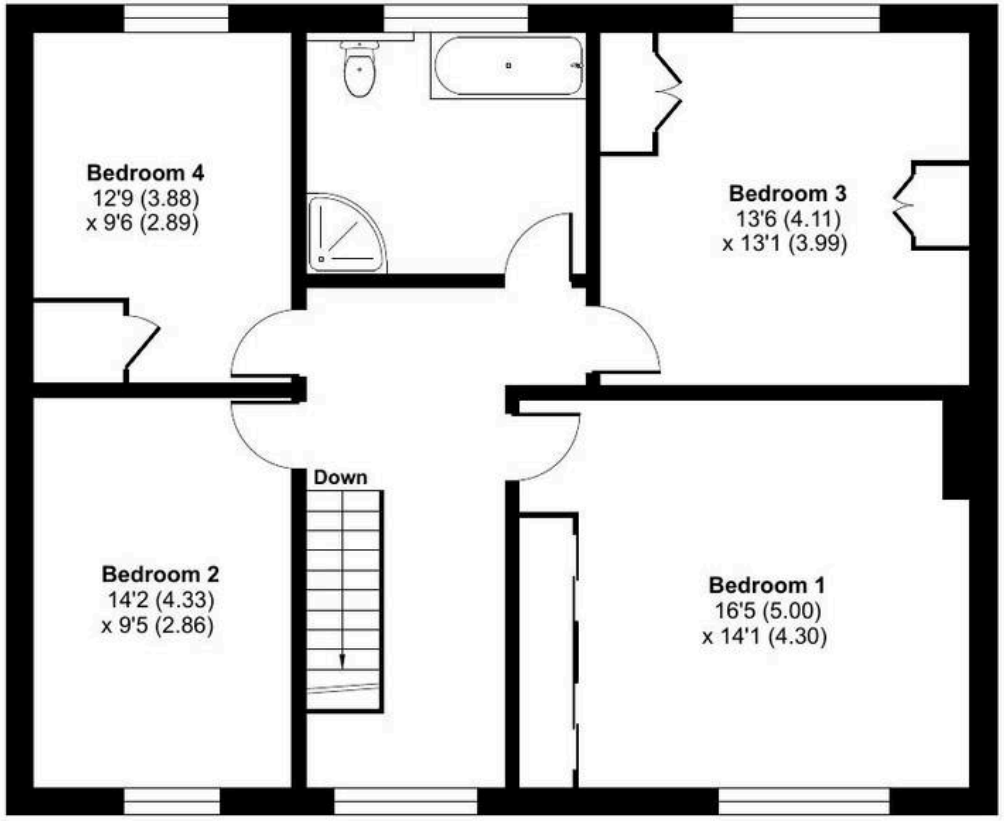


The Bourne, Fleet, GU52 6TL

Approximate Area = 1776 sq ft / 164.9 sq m
Garage = 216 sq ft / 20 sq m
Total = 1992 sq ft / 184.9 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for McCarthy Holden. REF: 1536093











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McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • fleet@mccarthyholden.co.uk • www.mccarthyholden.co.uk/

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