



Gough Road

Fleet

McCarthy
Holden 



Gough Road

Stunning 5-bed detached home in Blue Triangle. Over 3,800 sq ft with open plan kitchen, 3 receptions, garden. 5 beds upstairs, principle suite, south-facing garden, double garage.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- South Facing Garden
- Blue Triangle Area of Fleet
- Double Garage & Driveway Parking
- Close to Fleet Mainline Railway Station and Fleet Town Centre
- Plot of Approximately 0.5 Acre
- Four Reception Rooms





The Property

Situated within the prestigious Blue Triangle, this stunning five bedroom detached home offers an exceptional blend of space, style and modern living. Spanning in excess of 3,800 sq ft, it features a thoughtfully designed layout perfect for family living.

Ground Floor

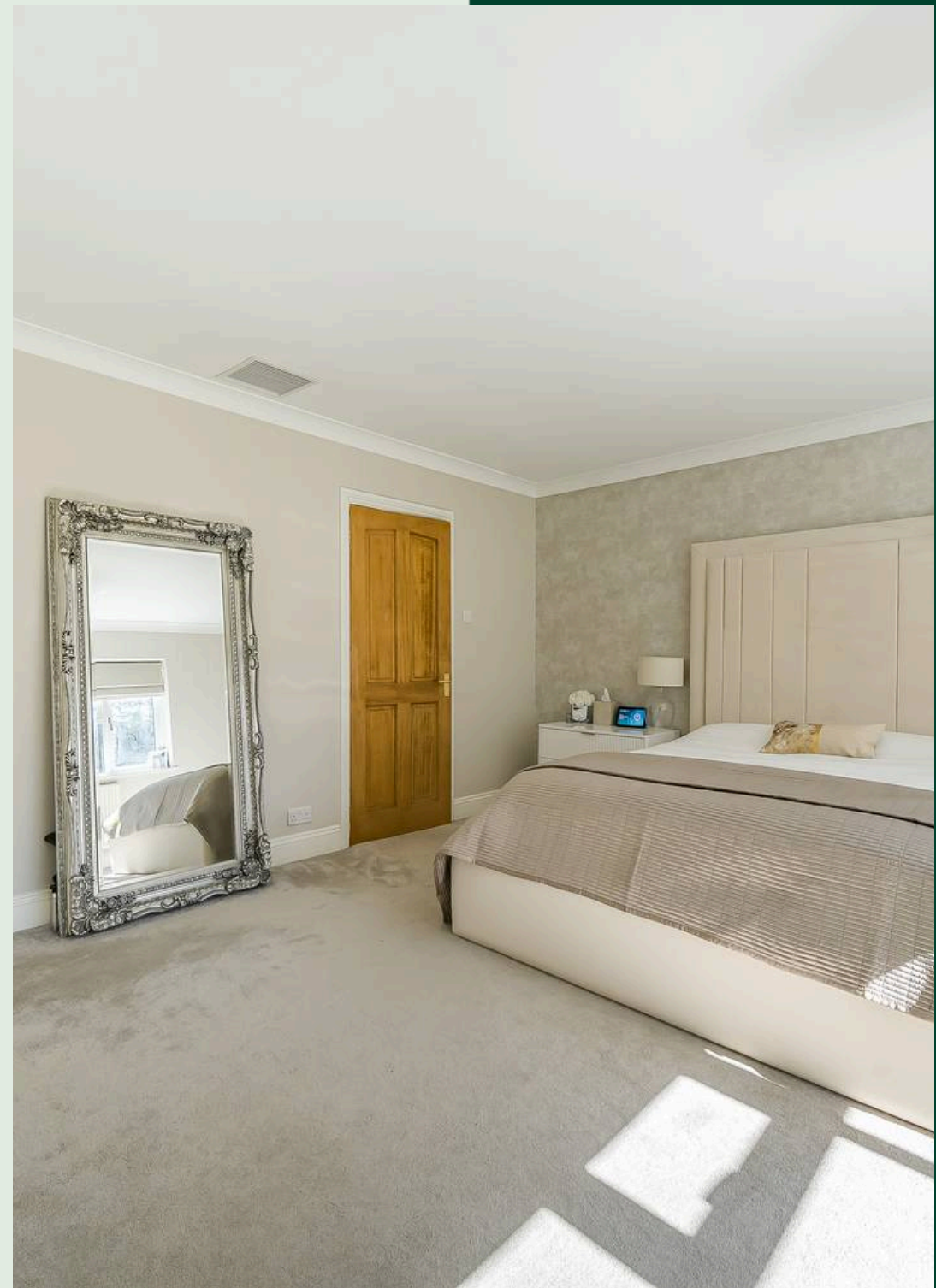
Upon entering, you are greeted by a selection of generously sized living spaces. The formal living room showcases a wood-burning stove as the main focal point, and is flooded with natural light from the french doors leading onto the rear garden. The highlight of this home is the expansive open plan kitchen and dining room, fitted with sleek, modern appliances, island centerpiece and ample storage. There is space for a large dining table, and seating area, with bi-folding doors that lead to a beautifully maintained garden, creating a seamless indoor-outdoor flow. There are three further reception rooms, including two family rooms and a study providing great flexibility. A utility and cloakroom completes the ground floor accommodation.

First Floor

Upstairs, there are five generously sized bedrooms. The principle suite boasts an en-suite shower room and ample wardrobe space. The remaining bedrooms are equally well-proportioned, served by additional bathrooms.

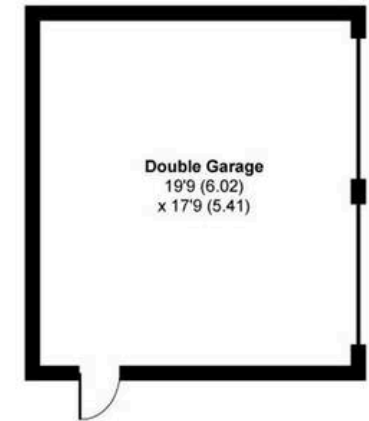
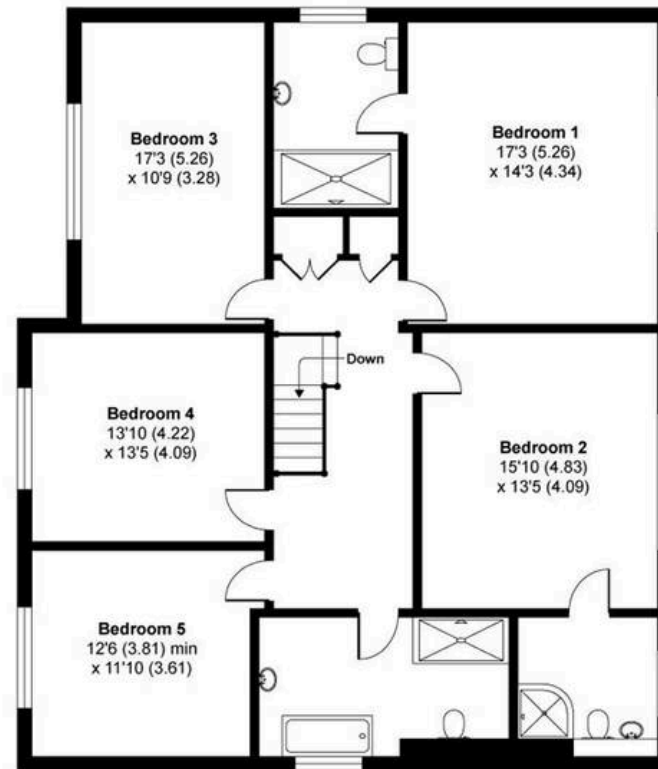
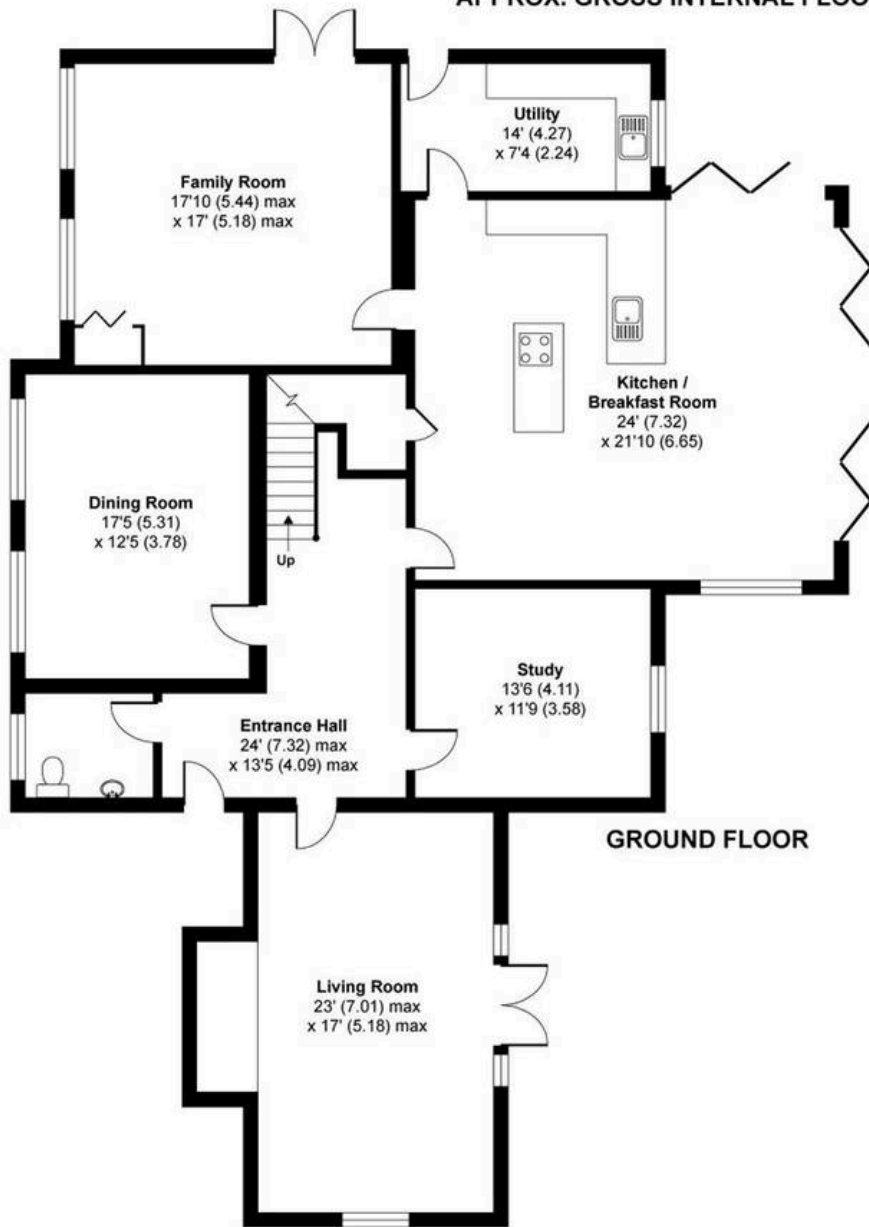
Outside

Set within a generous south facing plot of 0.5 of an acre, the property enjoys a private, landscaped garden, with a patio and raised decking area, ideal for outdoor entertaining. A detached double garage offers secure parking and storage, while a large driveway provides ample space for multiple vehicles.



Gough Road, Fleet, GU51

APPROX. GROSS INTERNAL FLOOR AREA 3854 SQ FT 358 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





McCarthy Holden Fleet

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

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

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested.

Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.