



10a Oakley Drive, Fleet

Fleet

McCarthy  
Holden

Offers Over £1,165,000



## 10a Oakley Drive

Fleet

Spacious four bed home with two en-suites, open-plan kitchen/family area, study, utility, private garden, large driveway, cul-de-sac location near schools, park, and station.

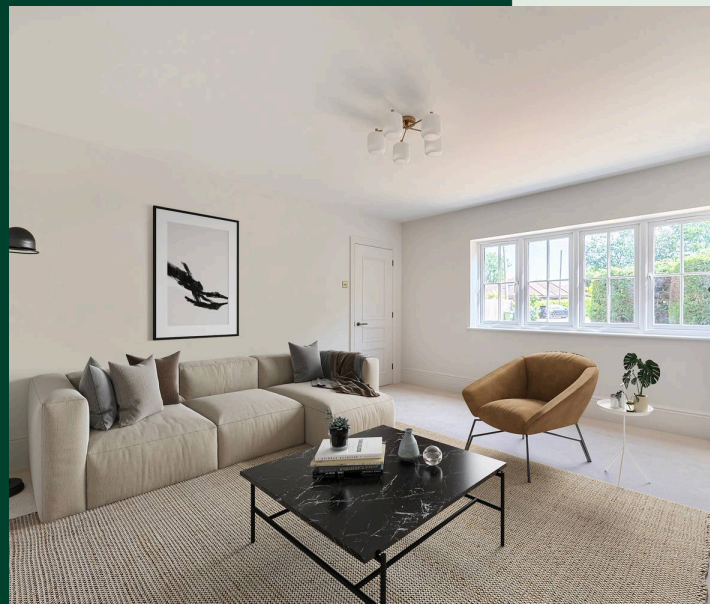
Council Tax band: E

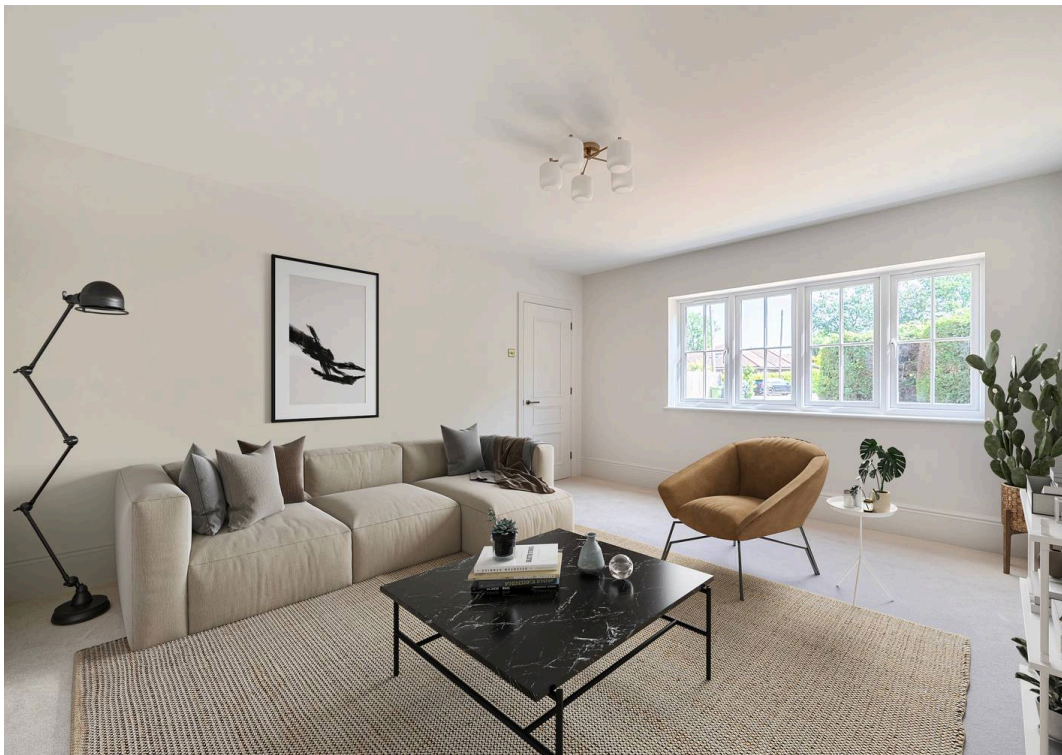
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Impressive Open-Plan Kitchen/Dining/Family Room
- Luxury Four Bedroom Home
- Under Floor Heating Downstairs
- Three Bathrooms Including Two En-Suites
- Newly Refurbished Throughout
- Generous Driveway Parking





## Ground Floor

The ground floor is centred around a welcoming reception hall, featuring a striking staircase leading to the first floor and access to the main living areas. To the front of the property, a spacious living room provides a comfortable and private retreat, separate from the main entertaining space. To the rear, the property opens into an exceptional open-plan kitchen, dining, and family area—the true heart of the home. This expansive space is perfectly suited to modern family living and entertaining, with clearly defined zones for cooking, dining, and relaxing, all enhanced by an abundance of natural light. The stylish kitchen is fitted with a range of integrated appliances and a central island with breakfast bar seating. A separate utility room offers additional storage and practical workspace. Also on the ground floor is a versatile study, ideal for remote working or use as a family room, along with a downstairs cloakroom.

## First Floor

Upstairs, the first floor comprises four well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from a walk-in wardrobe and a contemporary en-suite bathroom. A second bedroom also features its own en-suite, making it ideal for guests or older children. Two further generously sized bedrooms are served by a modern family bathroom. The layout offers excellent flexibility for family life, guest accommodation, or multi-generational living.

## External

Outside, there is a private garden enclosed by timber fencing, featuring a generous patio area and a lawned section. To the front, there is a generous driveway providing parking for several vehicles and the option to build a garage or carport.

## Location

The property is situated in a non-estate location within a pleasant cul-de-sac, offering convenient access to Oakley Park and Fleet town centre. Fleet's mainline railway station is also within easy reach, providing direct services to London Waterloo in under an hour. The surrounding area benefits from a variety of leisure facilities and an excellent selection of schools for all ages.

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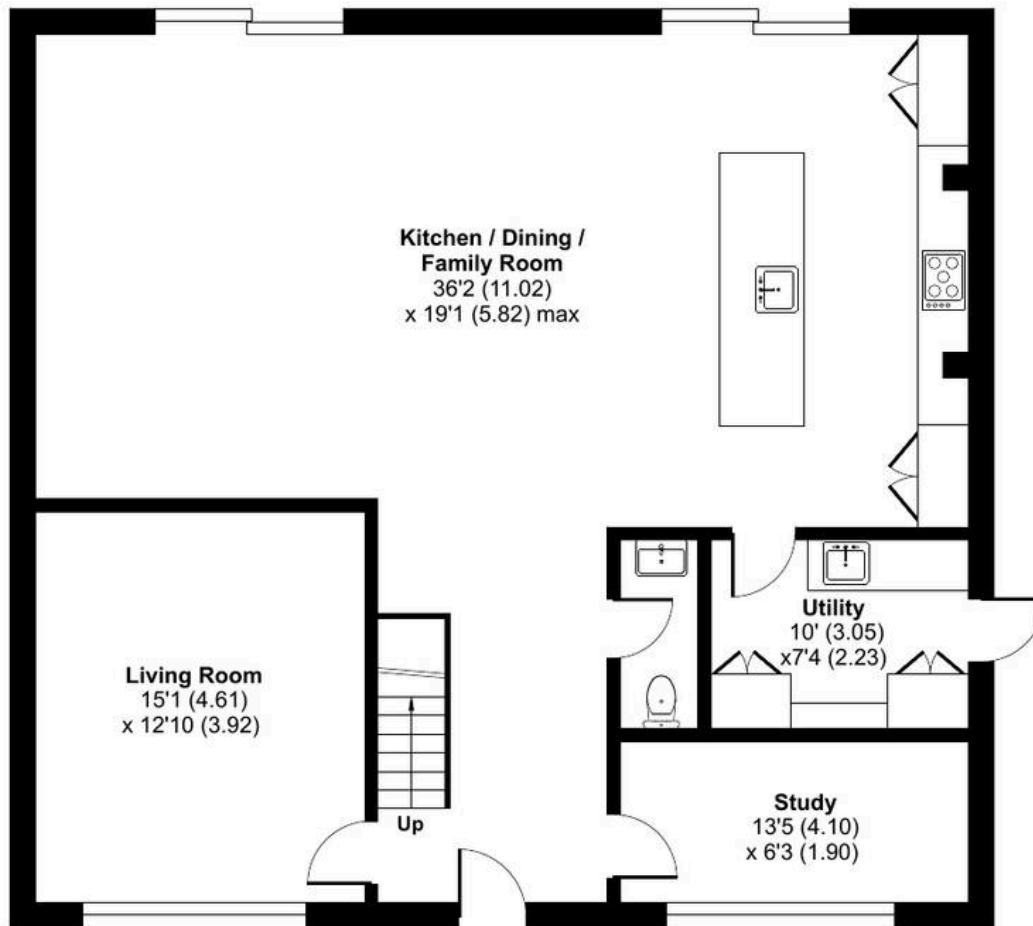




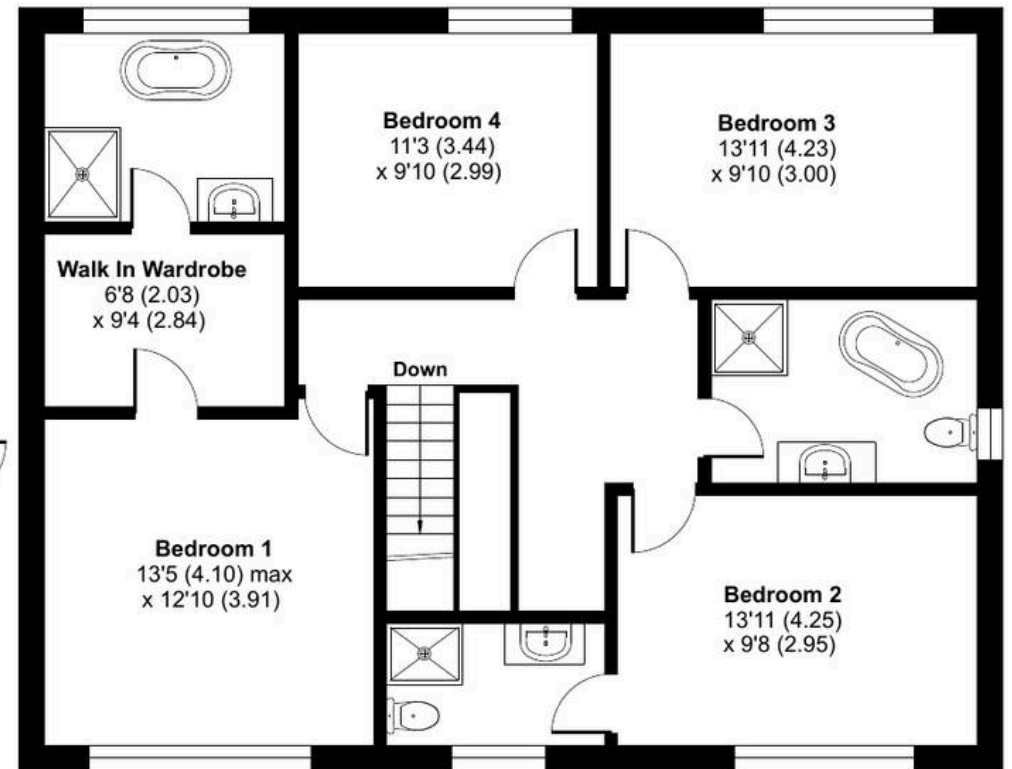
# Oakley Drive, Fleet, GU51

Approximate Area = 2214 sq ft / 205.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR







## McCarthy Holden Fleet

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