



Upton Grey Drive, Fleet

McCarthy  
Holden

Guide Price £685,000



## Upton Grey Drive

Fleet

Detached family home with modern styling, four bedrooms, two reception rooms, open-plan kitchen, landscaped gardens, double garage, driveway, and multiple outdoor seating areas.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached house
- Double garage
- Spacious landscaped garden
- Private decked patio
- Open plan kitchen dining area
- Modern bathrooms with walk-in shower



## Property

This detached family home combines character with modern styling to create a warm and welcoming living environment. Beautifully presented throughout, the property offers spacious and versatile accommodation. The charming red brick exterior, mature front garden, and generous driveway create excellent kerb appeal, while the double garage provides additional practicality and storage. Internally, the home is bright and airy, with large windows and elegant French doors allowing natural light to flow through the living spaces.

## Ground Floor

The ground floor has been designed with both everyday living and entertaining in mind, offering two generous reception rooms with flexible uses. The principal living areas feature attractive fireplace, creating cosy focal points alongside spacious layouts ideal for relaxing or hosting guests, French doors create a seamless connection to the garden beyond. At the heart of the home is the open-plan kitchen and dining area, fitted with sleek modern cabinetry, integrated appliances including dual ovens, stylish splashbacks, and ample workspace. The dining area provides an inviting setting for family meals and social occasions. A practical utility room with integrated appliances, contemporary storage, and direct outdoor access further enhances the functionality of the home. Completing the ground floor there is a convenient cloak room.

## First Floor

Upstairs, the property continues to impress with four well-proportioned bedrooms, each thoughtfully designed to provide comfortable and relaxing accommodation. The bedrooms benefit from large windows, fitted wardrobes. The principal bedroom enjoys a particularly spacious feel, complemented by excellent storage solutions. The bathrooms have been finished to a high contemporary standard.

## Outside

Externally, the property enjoys a beautifully landscaped rear garden designed to maximise both privacy and enjoyment. Surrounded by mature trees and established greenery, the outdoor space provides a peaceful and secluded setting ideal for families and entertaining alike. Multiple seating areas, including a decked terrace and a charming tucked-away seating nook beneath the trees, offer versatile spaces for outdoor dining, social gatherings, or quiet relaxation.





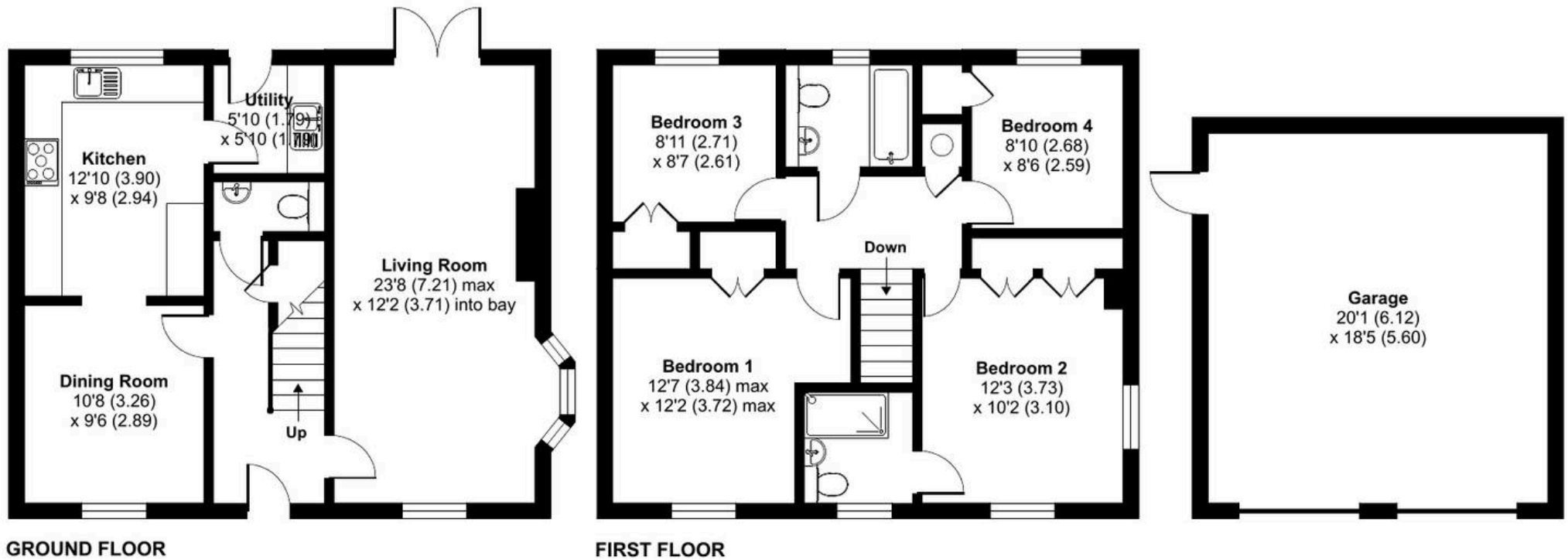
# Upton Grey Drive, Fleet, GU51

Approximate Area = 1308 sq ft / 121.5 sq m

Garage = 367 sq ft / 34.1 sq m

Total = 1675 sq ft / 155.6 sq m

For identification only - Not to scale







## McCarthy Holden Fleet

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