



Dunmow Hill, Fleet
Hampshire, GU51

HAMPTONS
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Beyond your expectations

An imposing double fronted late Victorian residence

Hamptons International

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Master bedroom with en-suite bathroom | 5 further bedrooms | 3 further bathrooms | 4 reception rooms | kitchen/breakfast room | downstairs cloakroom | swimming pool with changing room | tandem garage | grounds in excess of 1/4 of an acre | convenient access to mainline station.

Guide Price £1,500,000 Freehold

Description

An imposing double fronted late Victorian residence believed to date back to 1890. Accessed from one of Fleet's most sought after roads by electric gates and gravelled driveway. A canopied entrance with ornate tiled floor leads directly to an original front door with stained glass window panes. The entrance hall has stripped wood flooring and provides access to all rooms. To the front of the property there is a study with a side aspect bay window. The dining room is open plan to the kitchen with a solid fuel burning stove and large bay window to the front. The kitchen is a particular feature of this property with bespoke units, Belfast sink, complemented by granite work surfaces and a dual fuel Aga. From the kitchen a rear hallway provides access to a rear lobby, utility room with a downstairs wc and door providing access to the rear terrace. In addition, a rear hallway with a glazed ceiling leads to the well proportioned dual aspect Family Room with a door to the rear terrace. The drawing room is situated at the rear of the property, with attractive herringbone wooden flooring, feature open fireplace, ornate ceiling roses and glazed doors to the rear terrace. The first floor is of equal merit with four well proportioned bedrooms, a refitted en suite from the principle bedroom and a re-fitted family bathroom. Of particular note; there is a large roof terrace accessed from bedroom four overlooking the rear garden. Stairs from the first floor landing lead directly to the second floor, providing a second family bathroom and two further bedrooms with a walk-in loft room.

Outside

The front of the property is accessed by double electric gates opening onto a shingle driveway with various herbaceous borders. The drive provides access a tandem garage and the rear garden via a side gate. To the rear there is an extensive patio area leading to the lawn. The whole garden is enclosed with mature trees and hedging and enclosed a high degree of seclusion. To the rear of the garden there is a raised terrace with summer house and a 28ft swimming pool. The swimming pool is well screened with a mature hedgerow and a brick built water feature.

Location

The property is situated in a pleasant and established tree lined road with convenient access to Fleet's mainline station with a journey time to London Waterloo in less than an hour. Fleet town centre is approximately half a mile and offers a good range of national and independent retailers. Fleet pond nature reserve is also close at hand offering pleasant woodland walks and cycle paths. The area is renown for its good schools, including Calthorpe Park, Yateley Manor, St. Nicholas and Farnborough Hill to name but a few.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	48	63
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Dunmow Hill, Fleet

Approximate Gross Internal Area
339.8 sq m / 3658 sq ft (Including Storage & Garage)

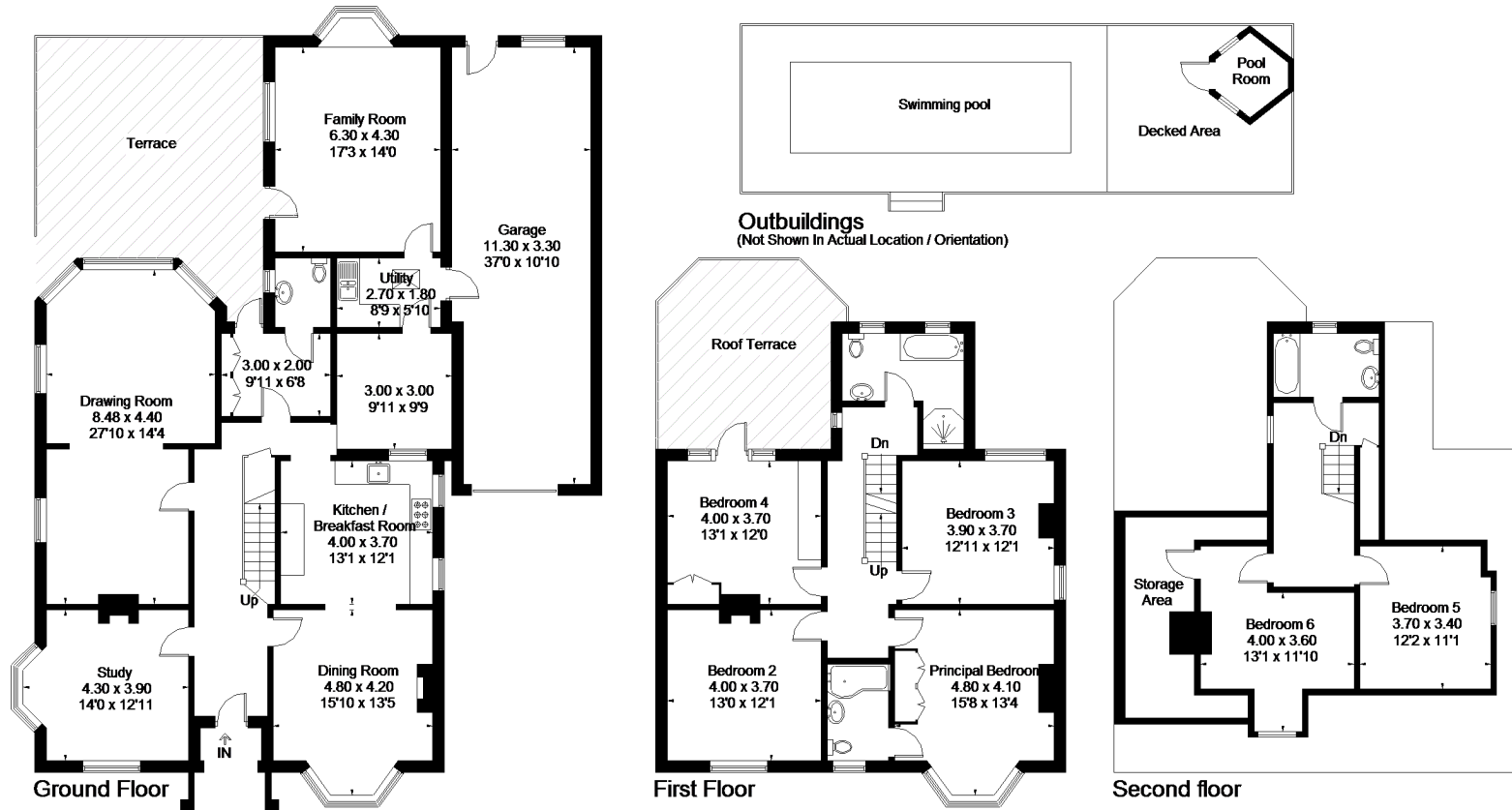


Illustration for identification purposes only. Not to scale
Ref. 154804

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

