



Reading Road North, Fleet
Hampshire, GU51



Beyond your expectations

An established 5 bed detached house in a 0.5 acre plot

Hamptons International

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5 bedrooms | en-suite bathroom | family bathroom | living room | dining room | study | family room | kitchen | utility room | conservatory | downstairs cloakroom | overall plot extending to approximately half an acre | double garage | outdoor swimming pool

Guide Price £900,000 Freehold

Description

A front door opens into the entrance lobby with a glazed door to the reception hall with downstairs cloakroom. This gives access to the triple aspect living room with feature fireplace and front aspect bow window. French doors open to the double glazed conservatory with French doors opening to the rear garden and a glazed door giving access to the rear aspect dining room. From the reception hall is access to a study with an attractive front aspect bow window. The kitchen is fitted with an excellent range of kitchen cabinets and a range of integrated appliances and enjoys a rear view across the gardens. An archway gives access to the utility room with a casement door opening to the front. In turn this leads to the family room which enjoys a dual aspect and has a door giving access to the rear garden. From the first floor landing access to all five bedrooms with the master bedroom enjoying views across the garden, an extensive range of built-in wardrobes, a matching dressing table and a well proportioned en-suite bathroom with corner bath. The four remaining bedrooms are all of generous proportions and are served by a modern white family bathroom.

Outside

The property is approached with a shingle driveway with extensive parking accessing the detached double garage. A gate to the left hand side of the property leads to the rear and comprises a wide expanse of lawn interspersed with mature shrubs and trees, the whole enjoying a high degree of seclusion. There is a kidney shaped swimming

pool with garden terrace and timber pool house. Overall the plot extends to approximately half an acre.

Location

Located in Fleet's favoured 'Blue Triangle' with convenient access to Fleet Town Centre and mainline station, with a journey time to London Waterloo in approximately 40 minutes. The area is renowned for its good schooling, including All Saints Primary School, Calthorpe Park, Yateley Manor and Lord Wandsworth to name but a few.



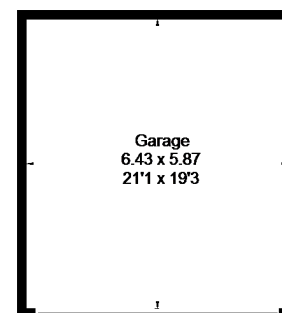
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Foxwood, Reading Road North, Fleet

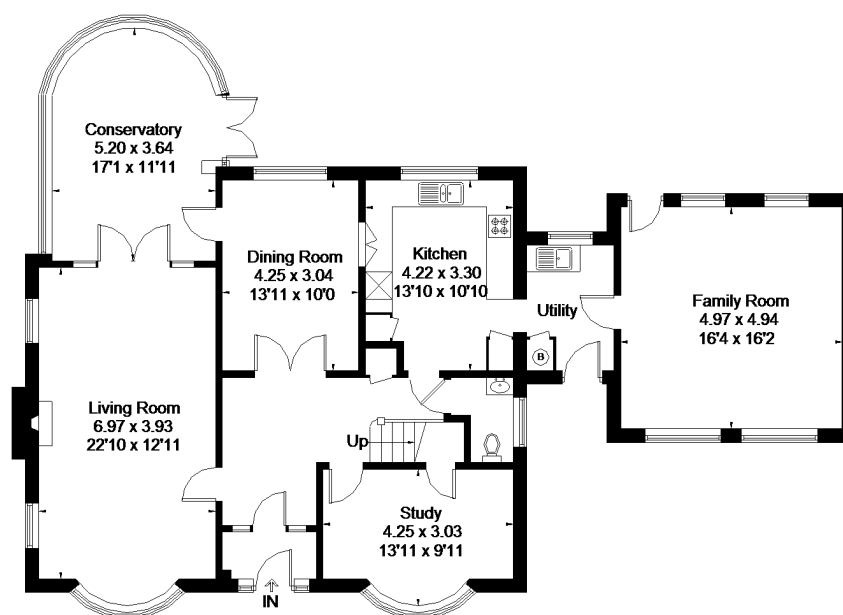
Approximate Gross Internal Area = 224.9 sq m / 2421 sq ft

Garage = 37.7 sq m / 406 sq ft

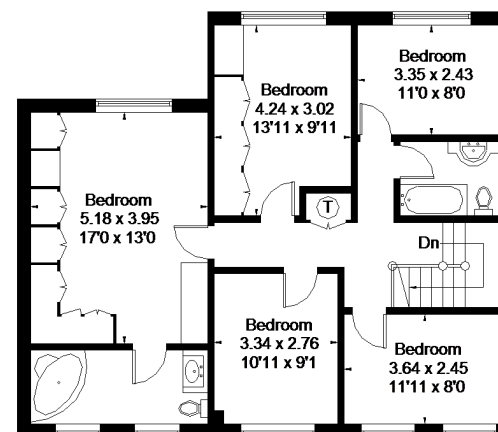
Total = 262.6 sq m / 2827 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 171935

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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.

