



Wood Lane, Fleet
Hampshire, GU51



Beyond your expectations

An extended 5/6 bedroom Edwardian home with annexed accommodation

5/6 bedrooms | en-suite shower room | additional shower room | living room | sitting room | family room | kitchen | conservatory | annexed accommodation | driveway | gardens | favoured Pondtail area.

Guide Price £750,000 Freehold

Description

Bought to the market for the 1st time in 40 years is this deceptively proportioned property built originally in 1910. Approached by a covered entrance porch with front door leading to the entrance hall, access is given to the dual aspect living room, with feature fireplace, high ceilings and bay window, access to the sitting room, with an attractive front aspect bay window. Adjacent is the dual aspect family/dining room with French doors leading to the rear garden. The kitchen has a good range of kitchen cabinets and French doors open to the double glazed conservatory with doors to the garden. The living accommodation is further complemented by annexed accommodation with a well proportioned living room, with side aspect bi-folding doors opening to the garden, open plan kitchen and in addition a bedroom with en-suite shower room. From the first floor landing access is given to bedroom 1, which enjoys a dual aspect and served by a recently refitted en-suite shower room. The four remaining bedrooms are served by a modern shower room.

Outside

The property is approached with a shingle driveway with parking for several vehicles. The rear gardens enjoy a full width paved terrace patio leading to a level area of lawn, the whole garden being enclosed by timber fencing and a timber summer house to the rear.

Location

The property is located in an established road within the

Pondtail area of Fleet with convenient access to Fleet's mainline station serving London Waterloo in approximately 40 minutes and easy access to Fleet Pond Nature Reserve. The commuter also has convenient access to the M3 (junction 4a) serving London and the South Coast. The area is renowned for its good selection of schools for all ages.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Wood Lane, Fleet

Approximate Gross Internal Area = 243 sq m / 2615 sq ft

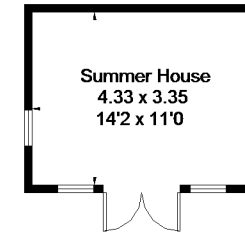
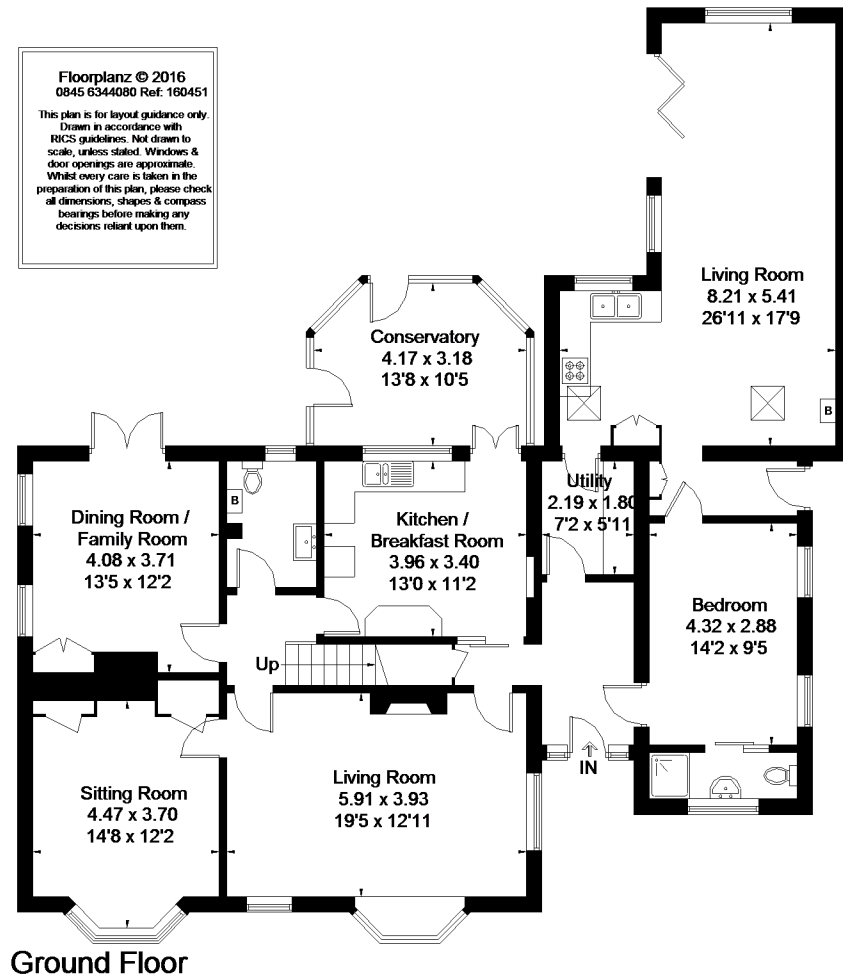
Outbuilding = 14.5 sq m / 156 sq ft

Total = 257.5 sq m / 2771 sq ft

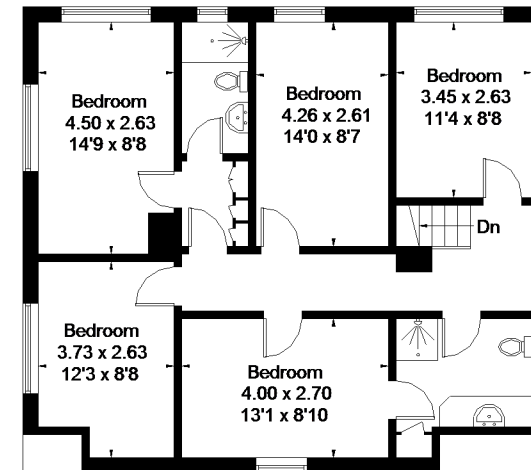


Floorplanz © 2016
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This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



Outbuilding
(Not Shown In Actual
Location / Orientation)



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.

