

# Two Bedroom Coach House Hartland Village



## 25 Red Cedar Ave, Fleet, Hampshire, GU51 3HB

### The Property

Situated within the recently constructed Hartland Village, this beautifully presented two bedroom coach house sits within a peaceful location, with access to numerous areas of woodland and local interest, including Fleet Pond Nature Reserve and Bramshot Country Park.

### Accommodation

The property offers spacious and light accommodation, with a fabulous open plan kitchen/living/dining room, the kitchen benefitting from a range of high quality built-in appliances. French style doors from the living area provide access to the balcony with ample space for a table and chairs. The master bedroom is complemented by a walk-in wardrobe and en-suite facilities with under floor heating, while the spacious second bedroom is serviced by an additional bathroom. There is also a utility cupboard for the washing machine.

25 Red Cedar Drive provides many additional benefits including extensive storage areas both internally and externally, parking for 3 cars (in addition to further visitors parking) and super fast hyper optic broadband.

Hartland village also offer a shuttle service which takes you to Farnborough mainline railway station.

### Location

Hartland Village development is within easy access of Fleet town, Fleet mainline railway station and the Basingstoke Canal. Fleet town centre offers comprehensive shopping and leisure facilities, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services. Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25































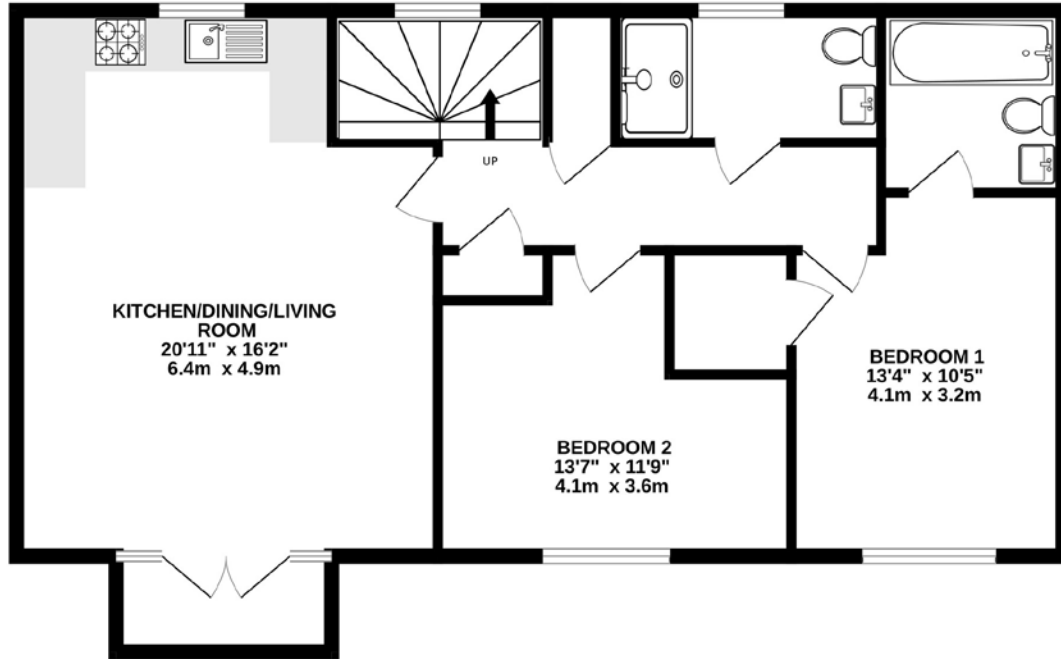




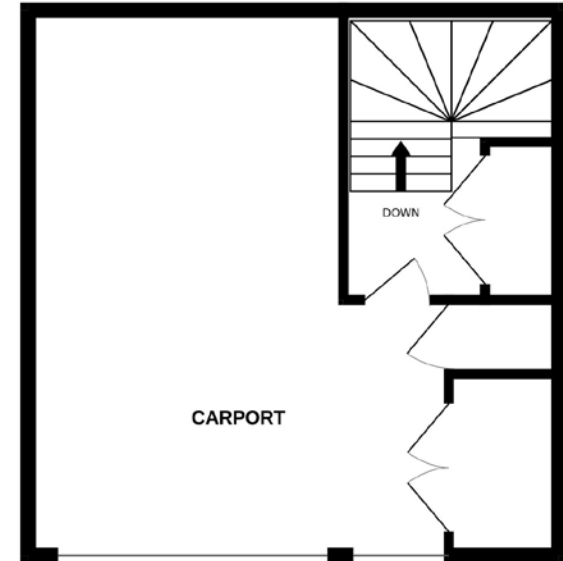




BASEMENT



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Places of interest

Fleet offers a good selection of amenities including schools, sports, leisure and shopping facilities, bars, restaurants and coffee shops plus excellent commuter links via Fleet mainline railway station and the M3 motorway.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Woods Backing onto Fleet Pond



Fleet Pond/Station

## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU51 3HB. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, water and drainage.  
Gas fired central heating.  
EPC Rating B (81)

### Local Authority

[Hart District Council](#)  
[Council Tax band - B](#)

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Holden 

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