

Forest Dean
Four Bedroom Detached Family Home



Forest Dean, Fleet, Hampshire, GU51 2UQ

The Property

This beautifully presented four-bedroom detached house sits on the popular Ancells Farm development. Perfect for commuters, it offers easy access to Fleet mainline station (trains to London Waterloo in 43 minutes) and the M3 motorway (junction 4a).

Ground Floor

Inside, the home boasts a versatile layout ideal for families. The bright and airy kitchen/diner features built-in appliances and ample space for entertaining. Relax in the comfortable living room, family room, or dedicated study. A cloakroom completes the ground floor.

First Floor

Upstairs, you'll find four good-sized bedrooms, perfect for families or guests. Bedroom one features an en-suite bathroom, and bedrooms one, two, and four all have fitted wardrobes for convenient storage. The family bathroom serves the remaining bedrooms.

Outside

Externally, the rear garden is mainly laid to lawn with retained borders containing a mixture of shrub and flower beds and an area of patio immediately to the rear, providing an ideal entertaining space.

To the front is driveway parking for several vehicles leading to garage.

Location

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.

Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care service



































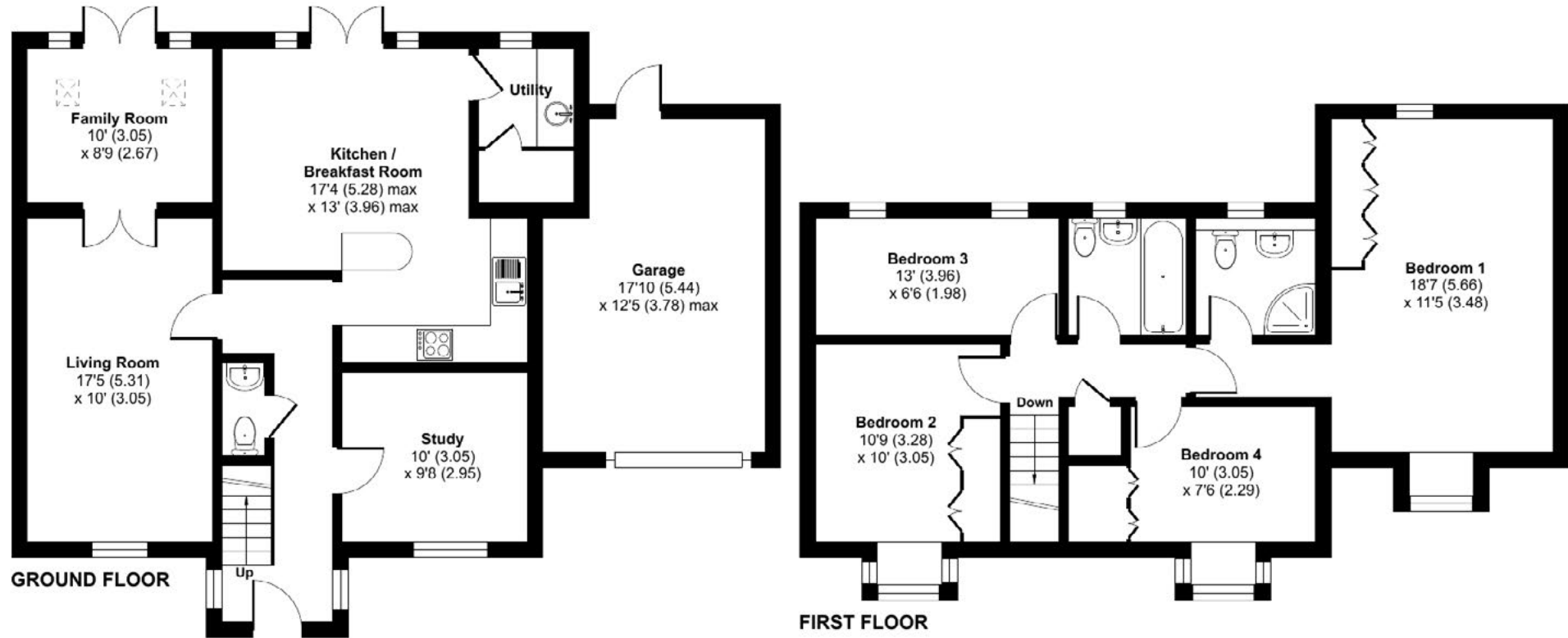
Forest Dean, Fleet, GU51

Approximate Area = 1491 sq ft / 138.5 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1694 sq ft / 157.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for McCarthy Holden. REF: 1110040

Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

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 2UQ. 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. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas Central Heating
EPC Rating - C (70)

Local Authority

[Hart District Council](#)
[Council Tax Band - E](#)

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