

1 Grantley Drive, Fleet

Fleet

McCarthy Holden

Guide Price £860,000







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Fleet

No Onward Chain. Spacious four bedroom home, near schools. Features three receptions rooms, utility, ensuite, double garage and private garden. Close to station, M3, and local amenities. EPC D.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Four Generous Bedrooms
- Two Bathrooms
- Double Garage And Driveway Parking
- Court Moor Area Of Fleet
- No Onward Chain
- Secluded Rear Garden

McCarthy Holden









The Property

McCarthy Holden are delighted to present this spacious and well-proportioned four-bedroom family home, situated in a popular residential area of Fleet, close to local primary and secondary schools. The property provides a versatile layout with generous room proportions throughout, making it an excellent home for modern family living.

Ground Floor

The ground floor opens into a welcoming entrance hall, with access to the principal reception rooms and stairs rising to the first floor. The impressive 23'4" living room provides a comfortable and versatile space for relaxing and entertaining, with plenty of natural light and room for a variety of furniture arrangements with doors leading to the stunning rear garden. A separate front aspect dining room offers an ideal setting for family meals and entertaining, with the kitchen conveniently positioned nearby.

The kitchen is well proportioned and provides a good range of fitted storage and preparation space, with a utility room located just beyond offering additional practical accommodation. There is also a useful study, which is ideally suited to those working from home or requiring a dedicated space for study or hobbies. The integral garage is accessed from the ground floor and provides excellent potential for parking, storage and practical household needs.

First Floor

On the first floor there are four generous bedrooms, all with built in wardrobes. The principle bedroom also benefits from ensuite facilities, whilst the family bathroom completes the first floor.

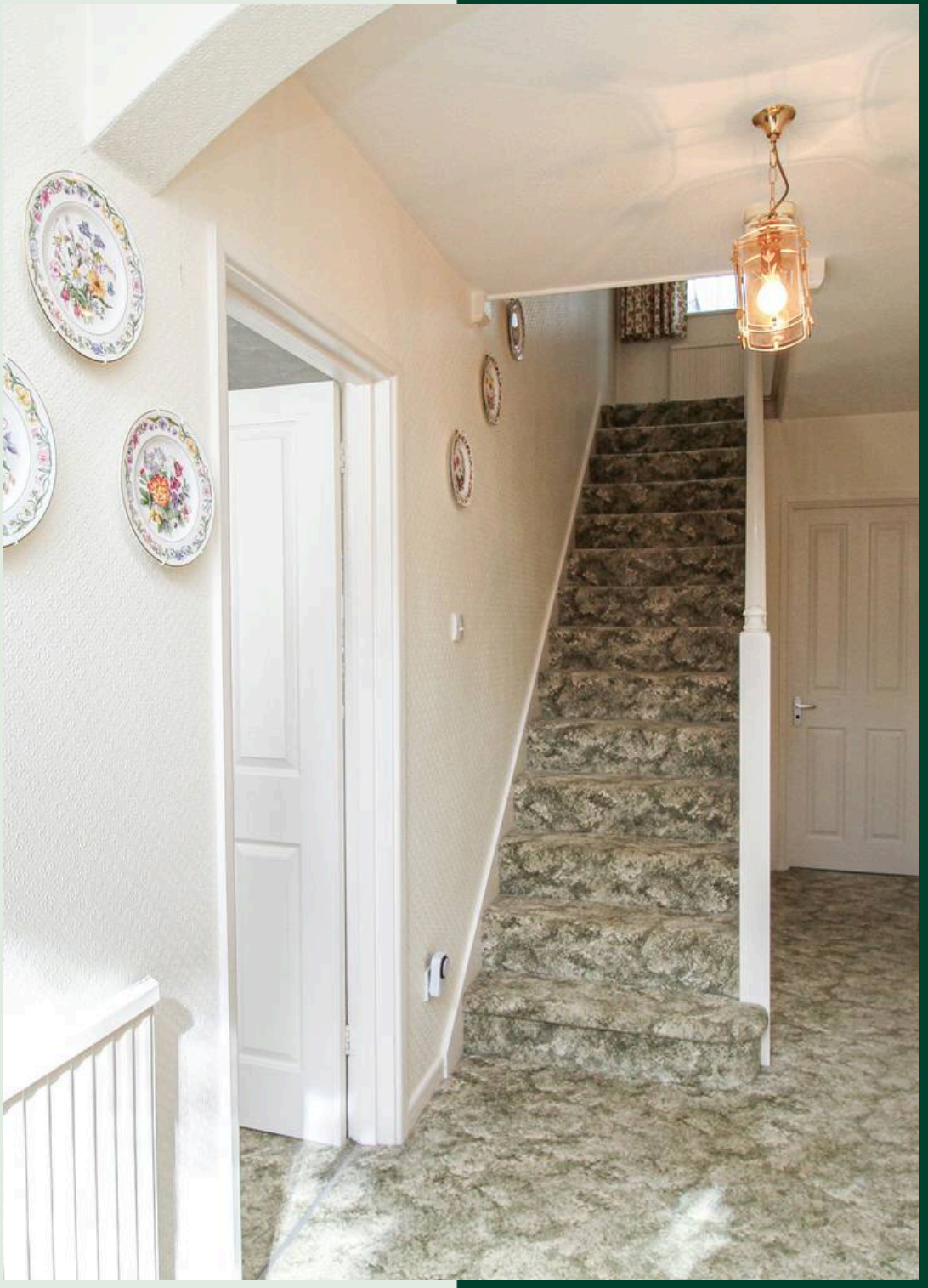
Outside

Externally, the property benefits from double garage and driveway parking.

The garden is private and well established featuring a patio area off the living room and kitchen, a generous lawn with mature trees and colourful planted borders. Surrounded by attractive hedging and woodland style planting, it provides a peaceful and secluded outdoor space.

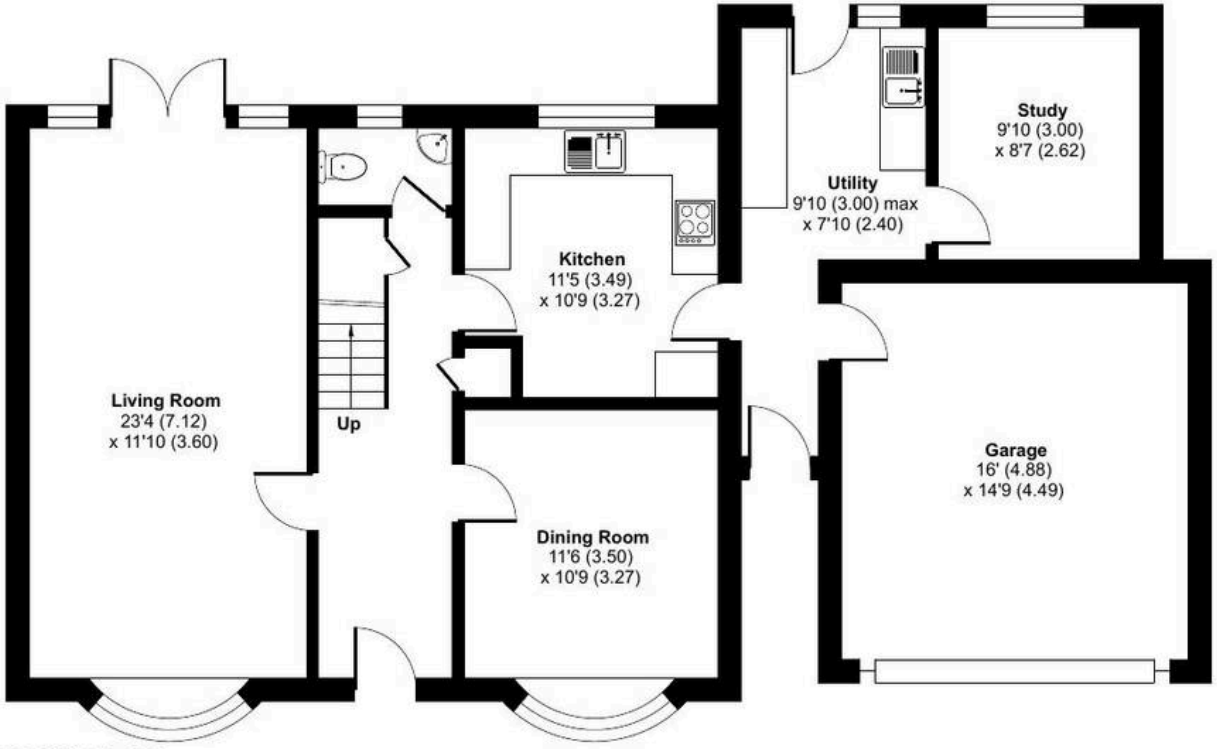
Location

Grantley Drive is conveniently positioned within Fleet, a popular Hampshire town known for its range of local amenities, schools, recreational facilities and excellent transport connections. Fleet mainline station provides services towards London Waterloo, while the nearby road network gives access to the M3 and surrounding towns.

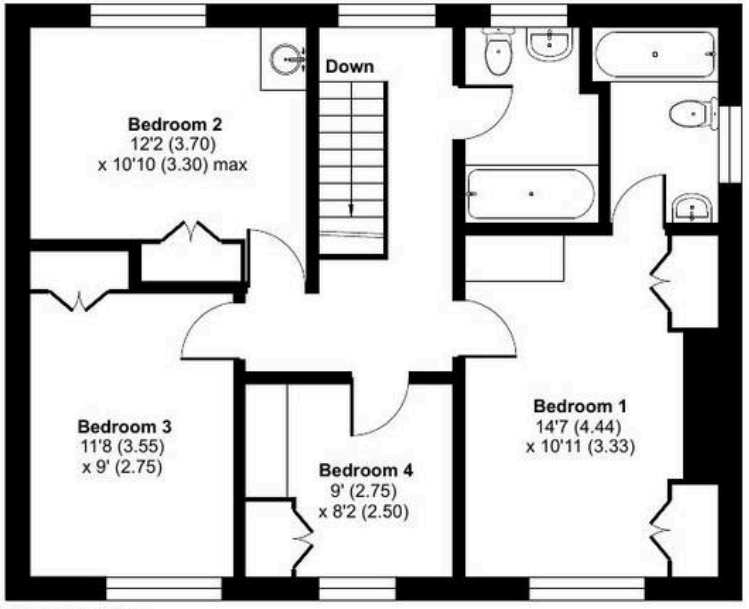


Grantley Drive, Fleet, GU52

Approximate Area = 1593 sq ft / 147.9 sq m
Garage = 236 sq ft / 22 sq m
Total = 1829 sq ft / 169.9 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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McCarthy Holden Fleet

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