



Maple House Pheasant Copse, Fleet
Fleet

McCarthy
Holden 

In Excess of £1,800,000



Maple House Pheasant Copse

Fleet

Occupying a southerly facing plot measuring approx. 0.75 acres within Fleet's highly coveted Blue Triangle, Maple House is an exceptional detached family home. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Gated Detached Family Home
- Blue Triangle Area Of Fleet
- Secluded Plot Measuring 0.75 of An Acre
- Southerly Facing Garden
- Five Reception Rooms
- Seven Bedrooms and Five Bathrooms



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The Property

Occupying a southerly facing plot measuring approx. 0.75 acres within Fleet's highly sought after Blue Triangle, Maple House is an exceptional detached family home extending to almost 4,900 sq ft. Beautifully presented throughout, the property combines generous sized reception rooms, outstanding versatility and modern family living, all set within wonderfully private landscaped gardens.

Nestled within one of Fleet's most exclusive residential addresses, the property enjoys a peaceful setting whilst remaining within easy reach of the town centre, highly regarded schools and Fleet's mainline railway station, offering fast services to London Waterloo.

The property is approached via a sweeping driveway with electric gates, providing extensive parking and access to the detached double garage. An attractive façade and mature landscaping create an immediate sense of arrival, with the home enjoying a secluded position surrounded by established trees and gardens.

Ground Floor

The spacious reception hall provides a welcoming introduction to the property, with a graceful flow through the principal reception rooms. The elegant dual-aspect drawing room is flooded with natural light and offers an ideal setting for both formal entertaining and relaxed family living, with views across the beautifully maintained gardens. The adjoining dining room is perfectly proportioned for larger gatherings and celebrations, while the separate family room provides a comfortable everyday living space close to the kitchen.

At the heart of the home is the recently installed bespoke kitchen, thoughtfully designed to combine contemporary styling with exceptional practicality. Featuring an extensive range of quality cabinetry, generous work surfaces, premium integrated appliances and a central island, it creates an impressive focal point for family life. The adjoining breakfast room enjoys delightful views over the south-facing gardens and provides an informal dining space, with direct access outdoors, making it ideal for entertaining during the warmer months. A separate utility room offers further storage and laundry facilities, while a dedicated study provides an excellent work-from-home environment. A guest cloakroom completes the ground floor accommodation.

First Floor

The first floor offers generous accommodation centred around a spacious landing. The impressive principal bedroom suite benefits from a dressing area and luxurious en-suite bathroom, creating a peaceful retreat overlooking the gardens. Four further double bedrooms on this floor are served by a family bathroom and an additional shower room.





Maple House, Pheasant Copse, Fleet, GU51

Approximate Area = 3942 sq ft / 366.2 sq m

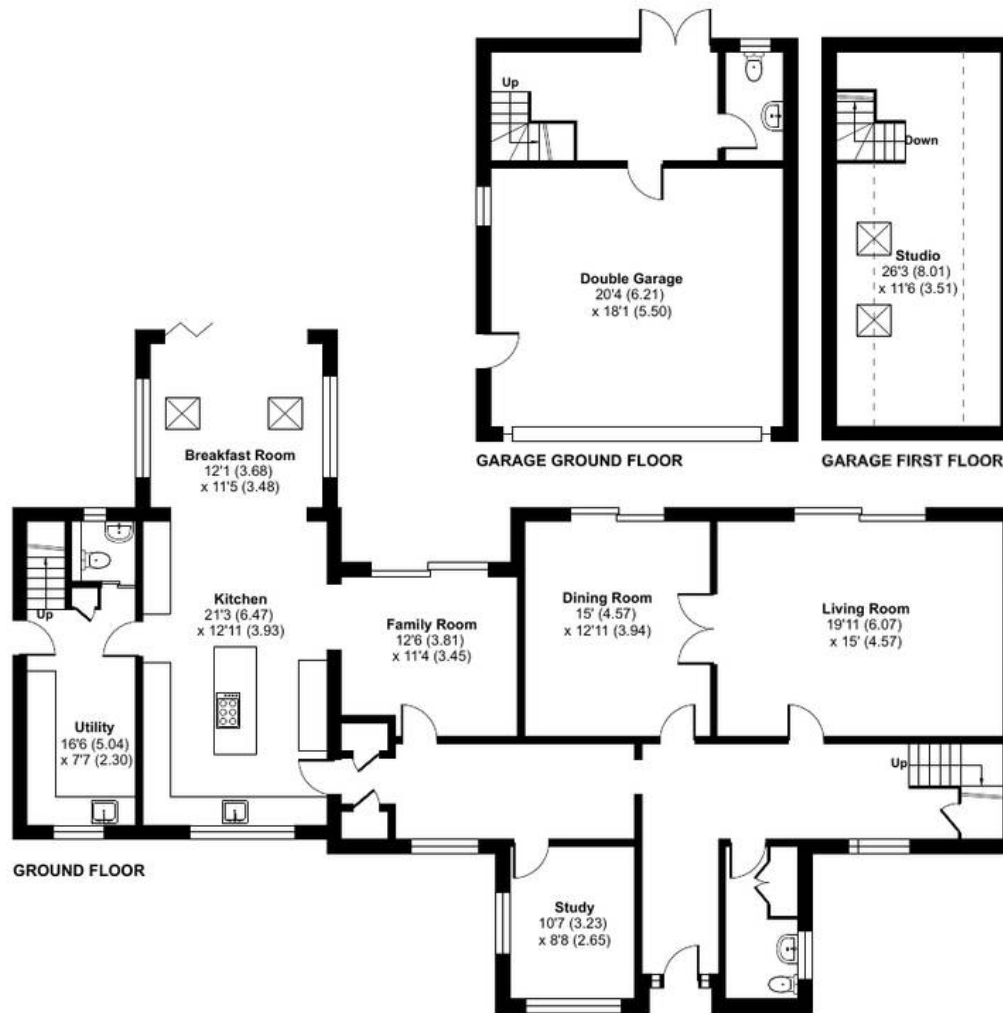
Limited Use Area(s) = 102 sq ft / 9.4 sq m

Garage = 833 sq ft / 77.3 sq m

Total = 4877 sq ft / 452.9 sq m

For identification only - Not to scale

Denotes restricted
head height







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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.