



Covert Cottage The Avenue, Fleet
Fleet

McCarthy
Holden 



Covert Cottage The Avenue

Fleet

Occupying a highly sought-after and rarely available position within Fleet's exclusive Blue Triangle, this exceptional home offers beautifully designed accommodation approaching 5,000 sq ft. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Four Generous Bedrooms
- Four Bathrooms
- Blue Traingle
- Annex
- Plot Measuring In Excess of Half An Acre
- Open Plan Living



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Description

Occupying a highly sought-after and rarely available position within Fleet's exclusive Blue Triangle, sitting on a plot measuring in excess of half an acre, this exceptional contemporary home offers beautifully designed accommodation approaching **5,000 sq ft** , combining striking modern styling with outstanding family practicality.

Finished to an exceptional standard throughout, the property has been thoughtfully remodelled to create light-filled, versatile living spaces ideal for modern family life and entertaining.

Ground Floor

The striking reception hall creates a lasting first impression, offering a wonderful sense of space and light. Connecting the principal reception rooms, this sets the tone for the contemporary elegance found throughout the property.

Undoubtedly the heart of the home, the magnificent 30ft open-plan kitchen/familyroom features an extensive range of bespoke cabinetry, a substantial central island and spacious dining and informal seating areas, with doors opening onto the beautifully landscaped gardens. A separate dining room is well suited to both formal entertaining and family occasions, while the principal living room provides a spacious and inviting space to unwind. A snug, utility room and cloakroom complete the ground floor.

First Floor

The first floor provides five well-proportioned bedrooms, including a superb principal suite with its own private balcony overlooking the gardens and a luxurious en-suite bathroom. The remaining bedrooms are served by beautifully appointed bath and shower rooms, while a dedicated home office provides an ideal space for remote working.

Outside

A particular feature of the property is the **self-contained annexe**, offering its own private entrance and comprising a living room, kitchen, two bedrooms and bathroom as well as its own garden. Perfect for multi-generational living, independent guests, or as an excellent home office suite. To the front of the annexe is a single garage and storage.

Externally, the property enjoys a mature plot with extensive driveway parking and beautifully maintained gardens providing a high degree of privacy.

Location

The property is located in the heart of Fleet town centre. Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43











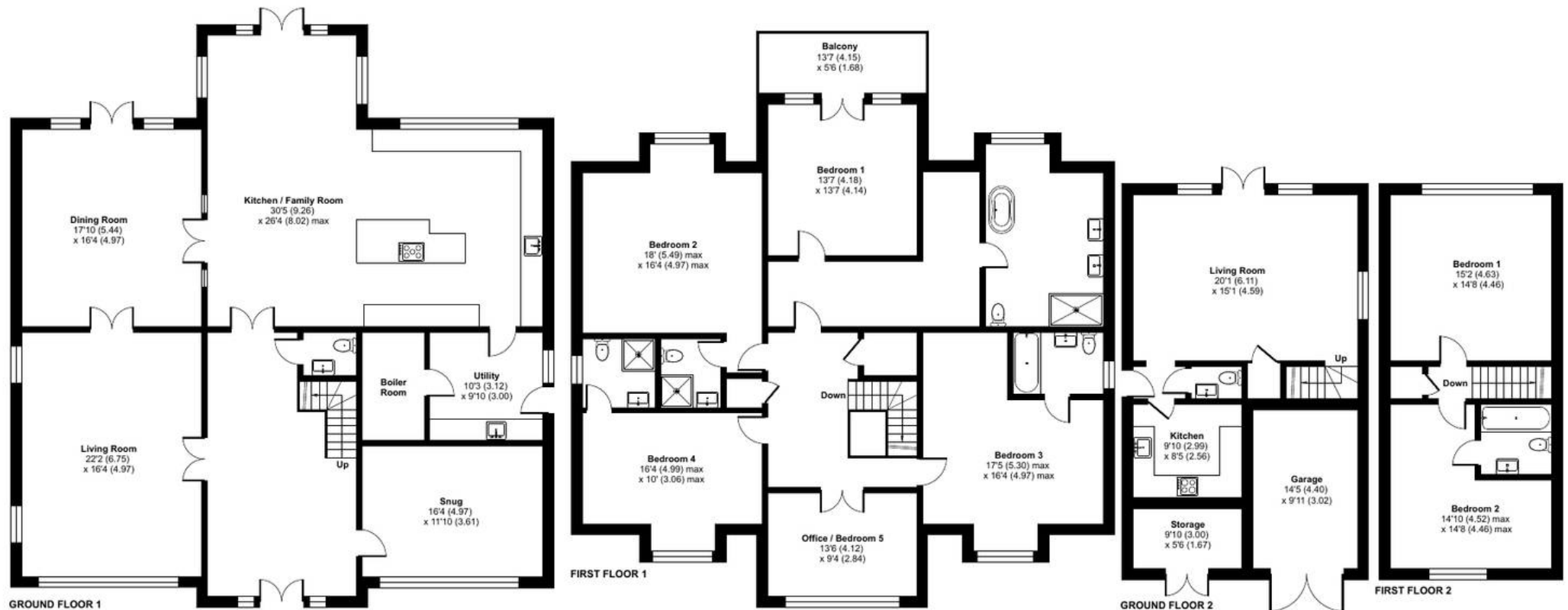
The Avenue, Fleet, GU51

Approximate Area = 4742 sq ft / 440.5 sq m

Garage & Storage = 191 sq ft / 17.7 sq m

Total = 4933 sq ft / 458.2 sq m

For identification only - Not to scale





McCarthy Holden Fleet

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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.