

Hitches Lane
Five Bedroom Detached Property



Hitches Lane, Fleet, GU51 5HX

The Property

We are delighted to bring to the market this beautiful five bedroom detached family home set on approximately 0.5 acres and built by the renowned builders, Pool & Sons. The property, dating back to around 1913, is situated in the middle of the plot and is surrounded by a large sweeping gravel driveway, a triple garage and a beautiful garden.

Ground Floor

The ground floor offers a generous sized kitchen, two large reception rooms, a separate dining room, a utility room, boot room and cloak room. The modern-style kitchen is fitted with a range of base and eye level units with a modest amount of surface space and room for a dining table and chairs. The central island houses a range cooker and additional cupboard and surface space. The main reception room is double aspect, has a large bay window which floods the room with natural light, and is further complemented by the decorative marble fireplace. Through double doors is the secondary reception room which offers beautiful, stripped wood flooring and another open fireplace. Finally to the ground floor is the formal dining room which is also double aspect and has French patio doors leading out to the garden.

First Floor

The first floor provides four double bedrooms with two family bathrooms, a shower room to one of the bedrooms and a separate W/C. In addition, there is also a small study room on this floor.

Second Floor

The second floor has a large fifth bedroom and walk-in loft space.

Outside

The external area of this property bursts with attractiveness. The south facing rear garden, predominantly laid to lawn, is boarded with a mixture of flowerbeds, bushes and several different trees.

Location

This property is in very close proximity to Fleet high street, a fully operational leisure centre and Calthorpe Park secondary school.

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 services.















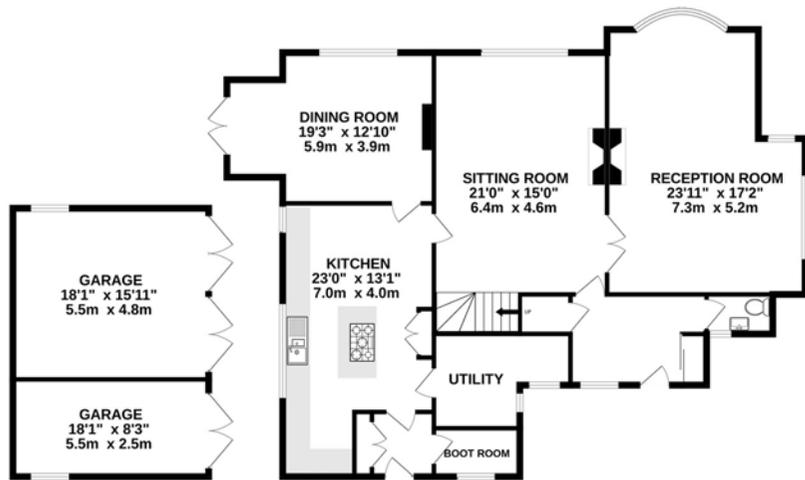




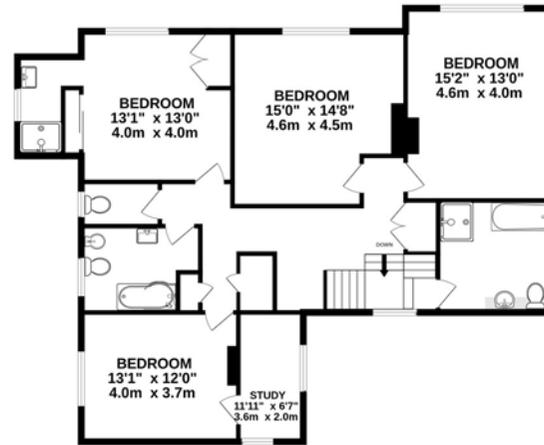




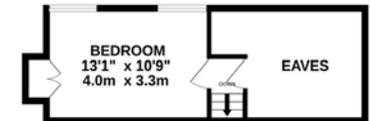
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 3589sq.ft. (333.4 sq.m.) approx.

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

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



Fleet Pond



Edenbrook Country Park



Fleet Mainline Railway Station



Hart Leisure Centre



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 5HX. 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 Central Heating
EPC Rating - D (61)

Local Authority

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

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