



Peatmoor Lodge Church Road, Fleet

Fleet

McCarthy
Holden

Guide Price £1,750,000



Peatmoor Lodge Church Road

Fleet

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

- Blue Triangle Area of Fleet
- Garage & Ample Driveway Parking
- Flexible Accommodation
- Landscaped Rear Garden
- Close to Fleet Mainline Railway Station
- Games Room/Office





The Property

This beautifully designed, newly built five-bedroom family home is crafted to the highest standards, and features luxury fixtures and fittings throughout. The property provides well-proportioned living spaces, perfect for modern family life, and is ideally situated in the sought-after Blue Triangle conservation area of Fleet, close to local amenities and Fleet mainline railway station.

This stylish home benefits from underfloor heating throughout the ground floor and radiator heating to the first floor, via an air source heat pump.

Ground Floor

The ground floor accommodation includes an inviting entrance hallway with oak staircase, a spacious living room, and a bespoke 34ft kitchen/breakfast/dining room, ideal for family gatherings or entertaining. Featuring bi-fold doors leading to the rear garden, the space is a particular stand out feature of the property and is equipped with a stylish range of eye and base-level units, along with integrated appliances, including an oven, hob with extractor over, and a dishwasher.

The utility room and a separate WC complete the downstairs accommodation.

First Floor

The property boasts four well-appointed bedrooms to the first floor, each with its own en-suite and fitted wardrobes. The main bedroom stands out with a luxurious en-suite, a spacious dressing area, and a striking glass balcony, accessible through bi-fold doors, providing views over the rear garden.

Second Floor

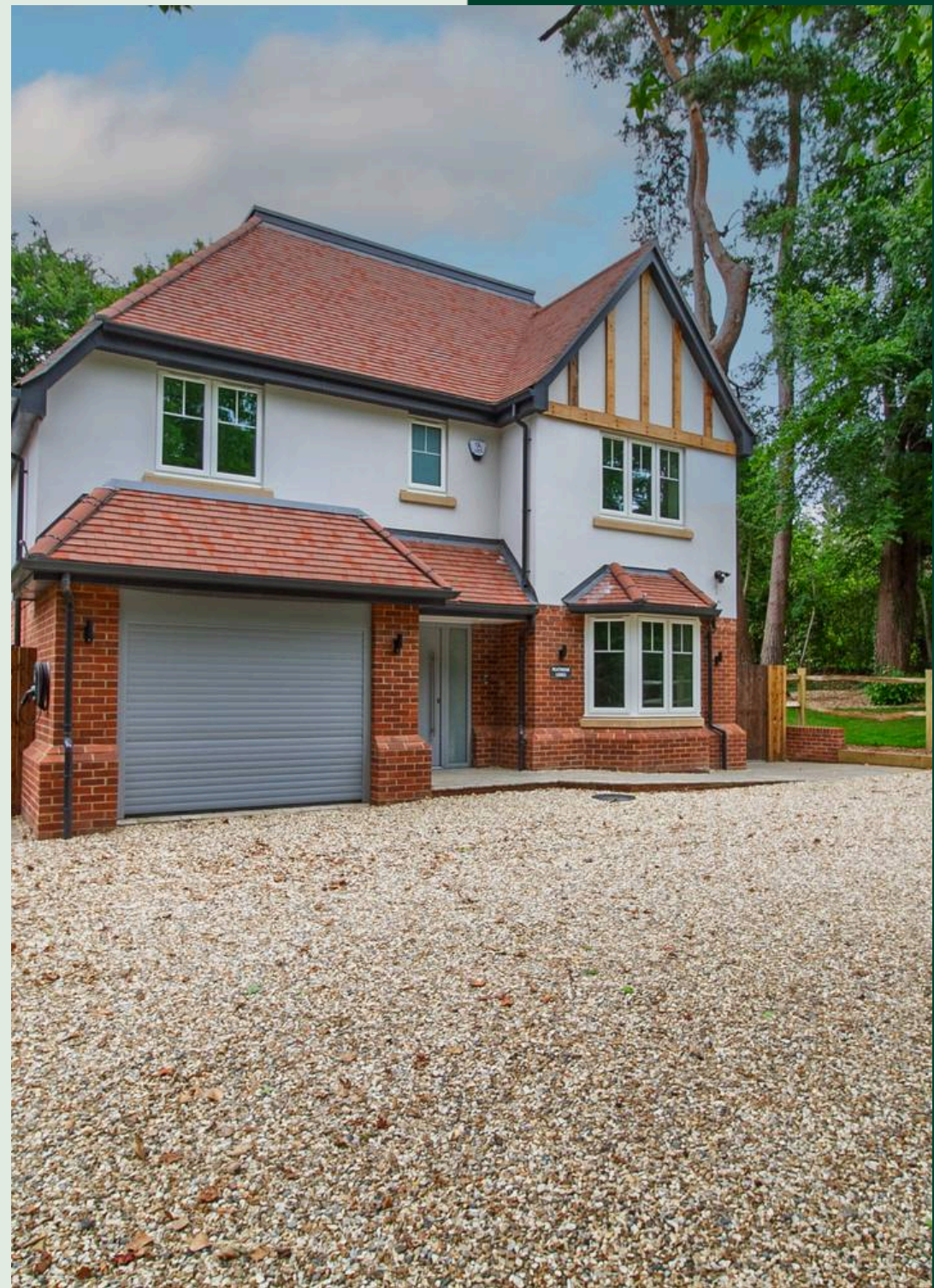
Bedroom five further benefits from an en-suite and fitted wardrobes and is situated on the second floor together with the games room.

Outside

A standout feature of the property is the beautifully landscaped rear garden, primarily laid to lawn. There is also a large patio area, ideal for entertaining. At the front of the property, you'll find driveway parking, leading to the integral garage.

Location

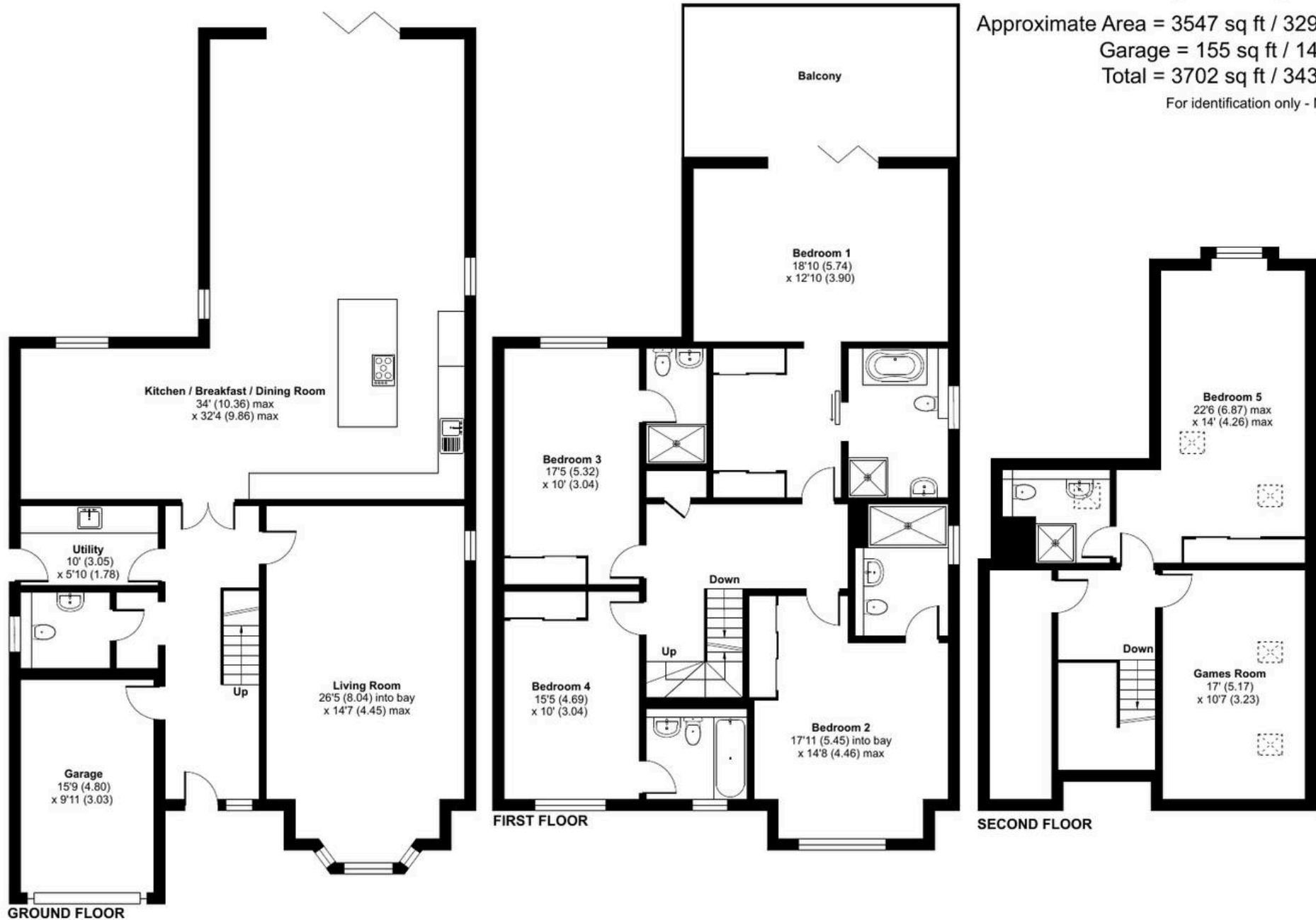
The property is located in the heart of Fleet town centre. Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the





Church Road, Fleet, GU51

Approximate Area = 3547 sq ft / 329.5 sq m
Garage = 155 sq ft / 14.3 sq m
Total = 3702 sq ft / 343.8 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: 1265347





McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • fleet@mccarthyholden.co.uk • www.mccarthyholden.co.uk/

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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.