



196 Clarence Road, Fleet

Fleet

McCarthy
Holden

Guide Price £625,000



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Fleet

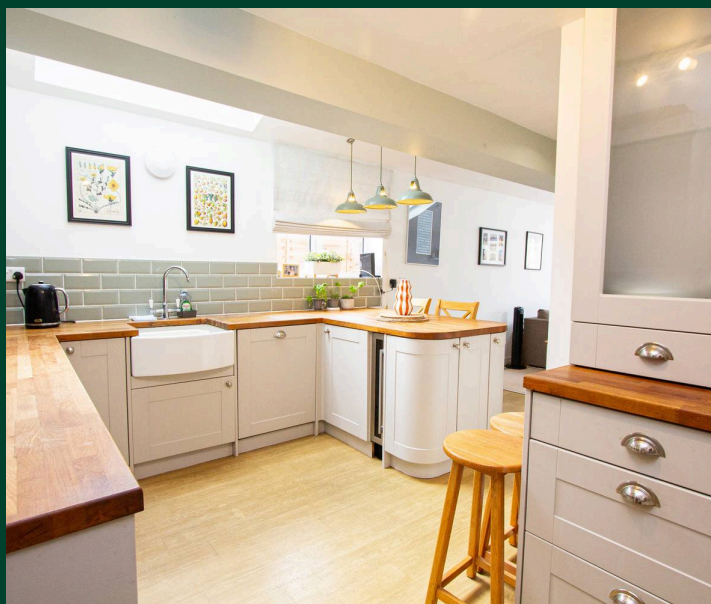
This beautifully presented three bedroom detached period home is ideally situated within walking distance of Fleet town centre.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Close to Fleet Town Centre & Station
- Three Reception Rooms
- Two Bathrooms
- Re-Fitted Kitchen
- Detached Character Property
- Close to Local Schools



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Holden



The Property

This beautifully presented three bedroom detached period home is ideally situated within walking distance of Fleet town centre, offering comfort, style and convenience. The property has been meticulously maintained and is in excellent decorative order throughout, blending original features with stylish modern touches.

Ground Floor

The entrance hall leads to the living room with a charming bay window and feature fireplace. A refitted kitchen with ample workspace and modern fittings leads to the impressive family room with a vaulted ceiling and bi-fold doors to the rear garden. There is also a cosy dining room and downstairs shower room.

First Floor

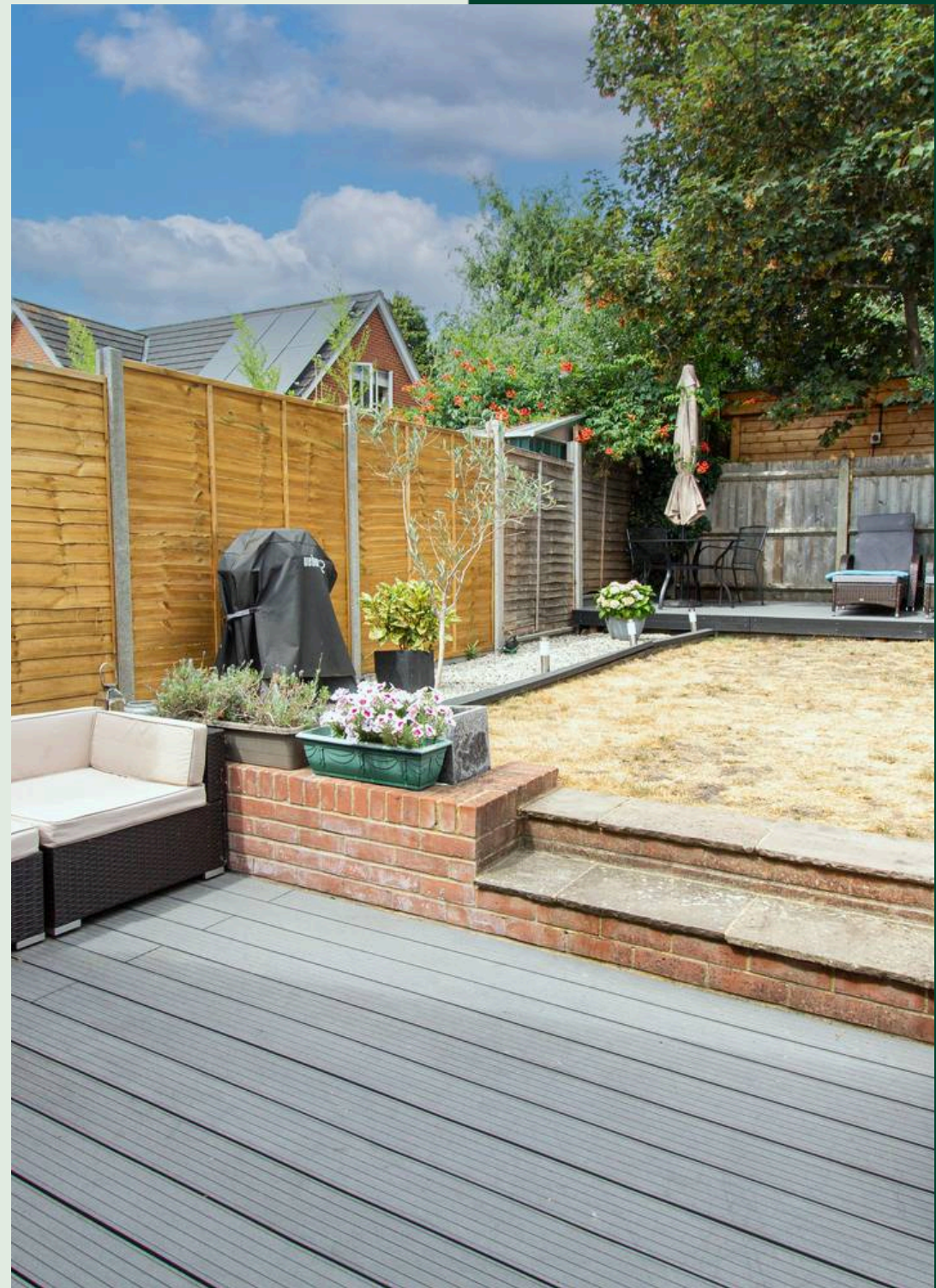
Upstairs, the three bedrooms provide comfortable accommodation and a re-fitted shower room.

External

The attractive rear garden is a particular highlight, featuring a decked area accessed via the family room ideal for al fresco dining, summer gatherings, or simply relaxing in the sunshine. Mature borders and established planting provide privacy and a tranquil setting, while the generous lawn offers plenty of space for children to play or for keen gardeners to enjoy.

Location

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. Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).

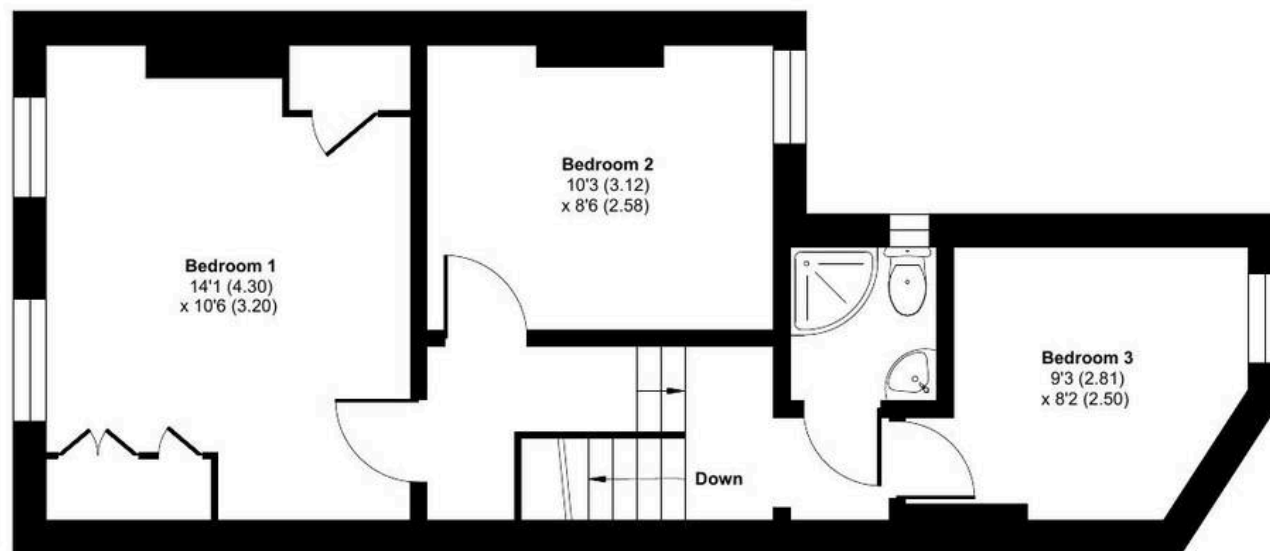




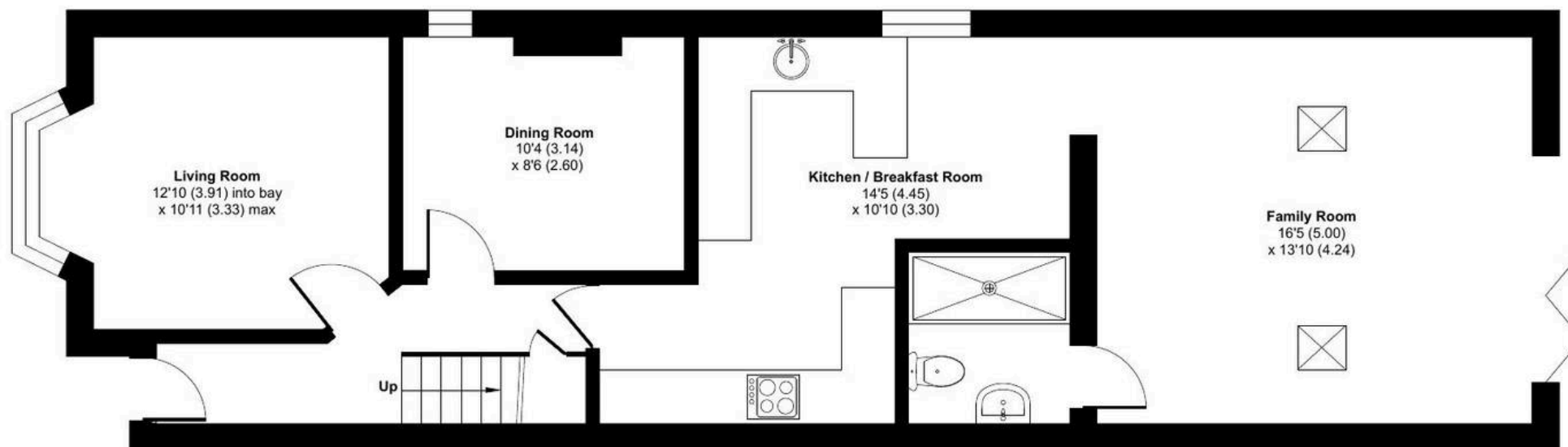
Clarence Road, Fleet, GU51

Approximate Area = 1162 sq ft / 107.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for McCarthy Holden. REF: 1499270





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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.