



11 Connaught Road, Fleet

Fleet

McCarthy  
Holden

Guide Price £1,150,000



## 11 Connaught Road

Fleet

This attractive character home has been thoughtfully extended and renovated to provide spacious and versatile accommodation, while retaining many of its original features.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Five Bedroom Character Home
- Close to Fleet Town Centre and Fleet Mainline Station
- Generous South Facing Garden
- Garage and Driveway Parking
- Open Plan Kitchen/ Dining/ Family Room
- Three Bathrooms





## The Property

This attractive character home has been thoughtfully extended and renovated to provide spacious and versatile accommodation, while retaining many of its original features. Situated in a sought-after residential location, the property is conveniently positioned within easy reach of Fleet's mainline railway station and Fleet town centre.

## Accommodation

The entrance hall immediately reflects the character of the home, with exposed beams and brickwork creating a welcoming first impression. From here, access is provided to the open snug room which leads through to the study.

A generous utility room provides ample storage, space and plumbing for laundry appliances, together with access to the ground floor cloakroom. The separate sitting room is a bright dual-aspect reception room featuring a log-burning stove, creating a comfortable living space throughout the year.

To the rear of the property is the open-plan kitchen, dining and family room, designed to suit modern family life. This impressive space benefits from underfloor heating, a further log-burning stove and bi-fold doors opening directly onto the garden. A boot room provides internal access between the kitchen and the integral single garage.

## First Floor

The first floor comprises five bedrooms and a modern four-piece family bathroom. The principal bedroom is a particular feature of the home, with its vaulted ceiling, Velux windows, and contemporary en suite.

## Outside

The property occupies a plot of approximately one-third of an acre. The rear garden is enclosed and enjoys a good degree of privacy, being predominantly laid to lawn with established trees and shrub borders. A patio adjoins the house, providing an ideal space for outdoor dining and entertaining.

To the front, the property is approached via a flagstone-paved frontage with planted borders. A driveway provides off-road parking for at least three vehicles and leads to the integral single garage with an up-and-over door.

## Location

The property is situated in a non-estate location within a pleasant cul-de-sac, offering convenient access to Oakley Park and Fleet town centre. Fleet's mainline railway station is





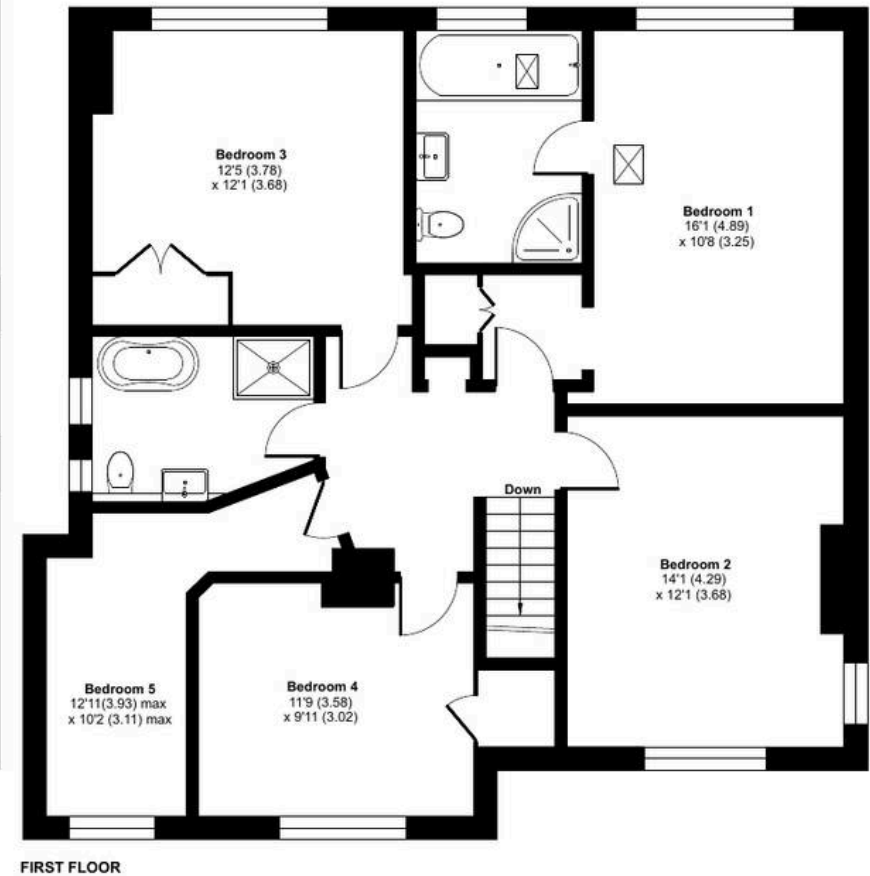
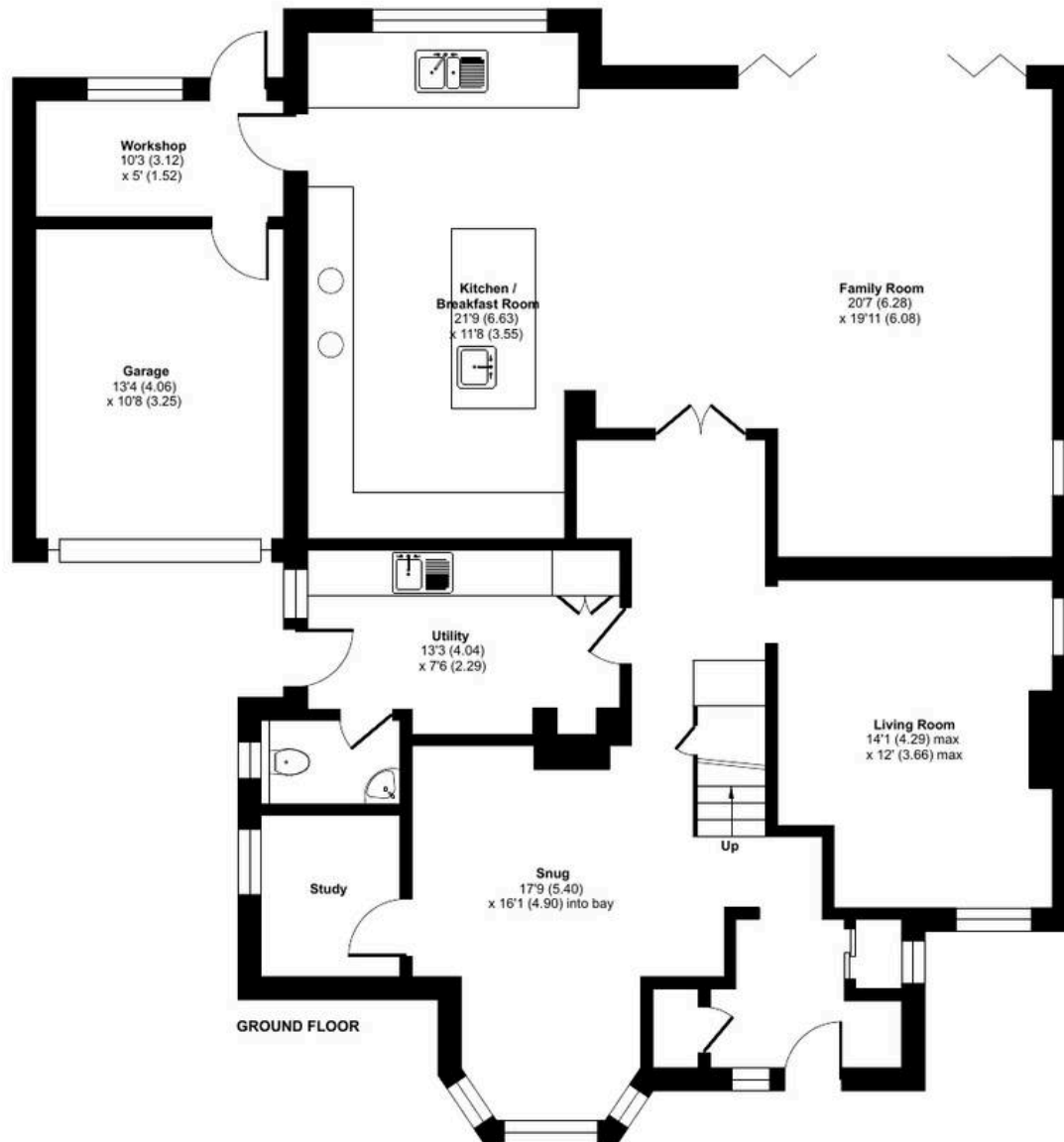
# Connaught Road, Fleet, GU51

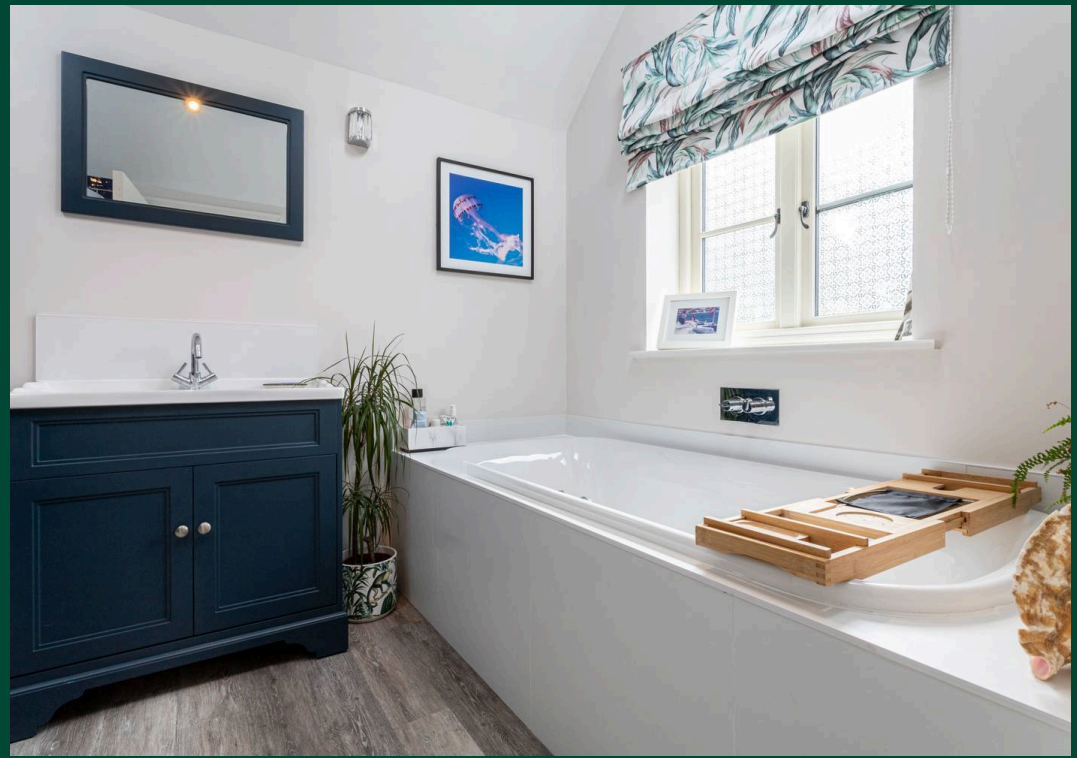
Approximate Area = 2441 sq ft / 226.7 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 2583 sq ft / 239.9 sq m

For identification only - Not to scale







## McCarthy Holden Fleet

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

01252 620640 • [fleet@mccarthyholden.co.uk](mailto:fleet@mccarthyholden.co.uk) • [www.mccarthyholden.co.uk/](http://www.mccarthyholden.co.uk/)

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested. Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.