



Fothergill, Fitzroy Road,
Fleet, Hampshire

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**STRUTT
& PARKER**

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Fothergill, Fitzroy Road, Fleet, Hampshire, GU51 4JH

A substantial, detached 5 bedroom house with a fabulous kitchen/family room and large garden, in this sought after 'Blue Triangle' setting a short distance from the many local amenities.

Fleet 1.1 miles, Hartley Wintney 2.9 miles, Odiham 6.7 miles, Farnborough 7 miles, M3 (Jct 4A) 3.9 miles, Fleet Station (London Waterloo 40 minutes) 1.8 miles

Reception hall | Sitting room | Kitchen/family room | TV/games room | Study | Utility room
Cloakroom | Principal bedroom with dressing room and en-suite shower room | Two further bedrooms with en-suite shower rooms | Two further bedrooms | Family bathroom | Double Garage | EPC Rating D

The property

This substantial and imposing family house offers balanced and versatile living in one of Fleet's most desirable residential settings. Approached across the driveway through recently renewed automated, wooden gates that can be operated remotely, on entering the house there is an immediate sight-line towards the garden. Of particular note is the striking and wonderfully light, under floor heated kitchen/family room in which one can cook, dine and sit in an informal and convivial setting, over which there are two impressive lantern skylights. The TV/games room is accessible from the kitchen and offers an ideal breakout space for children. A well proportioned sitting room, also orientated towards the garden, has a wood burner as a focal point, and a large study ensures optimum flexibility for families.

Over the upper two floors there are four generous bedrooms, two of which benefit from en-suite shower rooms. The two other bedrooms are served by a striking family bathroom. Over the top floor, an impressive bedroom suite comprises a large bedroom overlooking the garden, walk-in dressing room and shower room. A number of rooms in the house have been recently re-imagined by highly regarded interior designer, Margi Rose.

Outside

Stretching some way ahead of you when coming out of the back of the house, the entirely south facing gardens have undergone recent landscaping and now offer a verdant haven with ample lawn for children's activities and also includes an artificial putting green! Well wooded and hedged boundaries give a sense of privacy and there are various other shrubs of interest. There is also a sun terrace close to the house.

To the front of the house, on the driveway, is a detached double garage ideal for conventional uses but also for storage and as a workshop. There is plenty of driveway parking for numerous vehicles

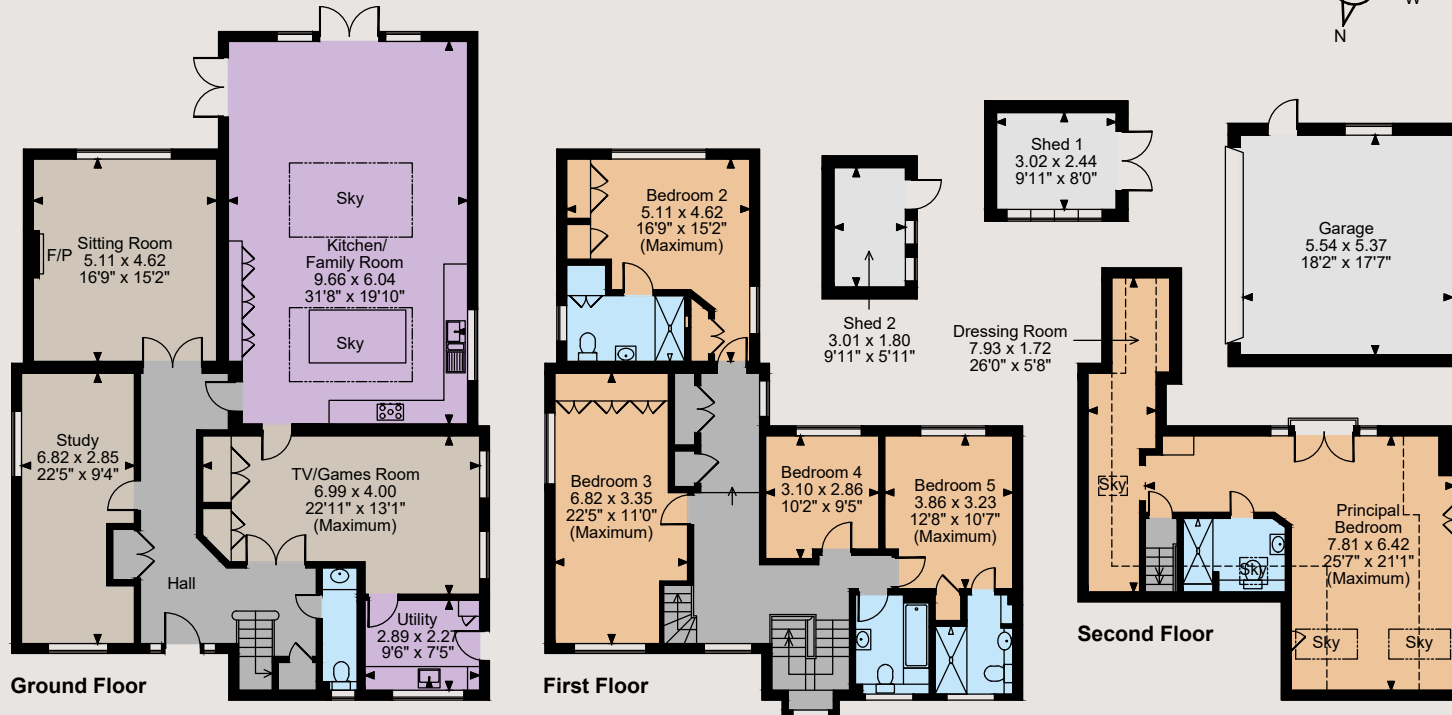
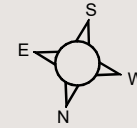
Location

Fleet has become a popular centre and is within striking distance of the house. Major supermarket outlets include a Waitrose, M&S Food and Sainsbury's but alongside smaller retailers for specialist requirements, various restaurants, bars and also within a short distance is Everyone Active Hart Leisure Centre with 3 indoor pools amongst other facilities, and Edenbrook Country Park which has a bicycle BMX pump track and is also ideal for dog walking and off-road exercise. Fleet provides a fast link to London on the rail network reaching London Waterloo from 42 minutes. The road networks are excellent within a very short distance and includes the M3 (Jct 4a) which eastbound, links to the M25, London, it's airports and if going west, ultimately the A303 and A34 for the west country, the north and the south.





Floorplans
 Main House internal area 3,207 sq ft (298 sq m)
 Garage internal area 320 sq ft (30 sq m)
 Outbuilding internal area 137 sq ft (13 sq m)
 Total internal area 3,664 sq ft (340 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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Directions

From the centre of Fleet. Proceed north west along Reading Road North and at the roundabout take the first exit onto Hitches Lane, the second left turn into Fitzroy Road and the house is on the right.

From Junction 4a of the M3 take the A327 bearing right onto the A3013 taking the next right onto Cove Road at the roundabout. Follow the road beside the railway taking the first left at the roundabout. At the T junction, turn left onto the Fleet Road. At The Oatsheaf, turn right onto Reading Road North taking the first left at the next roundabout, the second left into Fitzroy Road and the house is on the right.

General

Local Authority: Hart District Council
Services: Mains gas, electric, water and drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,500,000

Odiham

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