

Wellington Avenue, Fleet

Fleet

McCarthy Holden

Guide Price £725,000







Wellington Avenue

Fleet

Offered to the market for the first time in over 50 years, this four-bedroom detached family home presents a rare opportunity to acquire a property in one of Fleet's most residential locations.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Four/ Five Bedroom Detached Family Home
- Mature Tree Lined Avenue
- Generous Mature Plot, Measuring Up to Approximately 130 ft in Depth
- Garage And Driveway Parking
- Towards the End of a Cul-de-Sac Leading Directly to Fleet Pond
- Fleet Mainline Station & Town Centre Within Easy Walking Distance

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The Property

Offered for sale for the first time in over 50 years, this spacious four/five-bedroom detached family home occupies a mature position towards the end of Wellington Avenue, an established tree-lined residential road with no through traffic. The location offers an unusual combination of a tranquil residential setting and excellent convenience. Wellington Avenue leads directly towards Fleet Pond Nature Reserve, while Fleet mainline station and Fleet town centre are both within easy walking distance. The property offers generous and versatile accommodation together with an established garden, garage and driveway parking. It also provides an excellent opportunity for a new owner to personalise the accommodation to their own style and requirements.

With no onward chain, this is a rare opportunity to secure a spacious detached family home in a particularly attractive and convenient part of Fleet.

Ground Floor

The front door opens into a spacious entrance hall with stairs rising to the first floor and access to the principal reception rooms. The generous dual-aspect living/dining room extends from the front to the rear of the house, providing excellent family and entertaining space, with a feature brick fireplace forming a focal point. The living/dining room leads into the sun room, which enjoys views over the rear garden, with sliding doors opening directly onto the patio and garden beyond. The kitchen/breakfast room provides ample space for informal dining and has direct access to the garden. A WC completes the ground-floor accommodation.

First Floor

The first floor offers four well-proportioned bedrooms together with a separate office, providing flexibility for home working or use as an additional/fifth bedroom. The principal bedroom and second bedroom benefit from fitted wardrobes, while the remaining bedrooms provide versatile family accommodation. A large family bathroom completes the first floor.

Outside

The property occupies a generous and mature plot, measuring up to approximately 130 ft in overall depth. The established rear garden is principally laid to lawn, with mature planting and hedging creating an attractive and private setting. A patio adjoining the house provides space for outdoor dining and entertaining, while the garden also includes a summer house, greenhouse and useful storage sheds. To the front, a driveway provides off-road parking for several vehicles and leads to the garage.



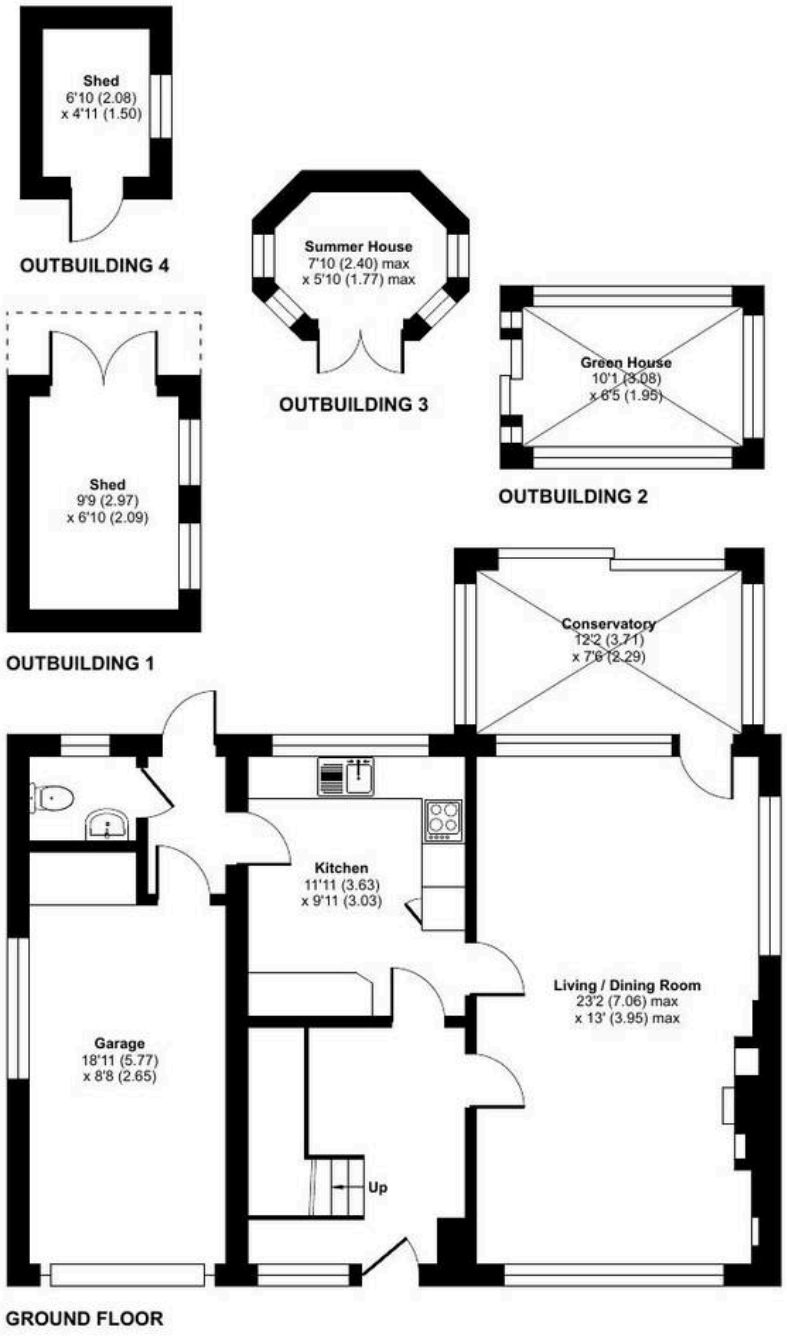
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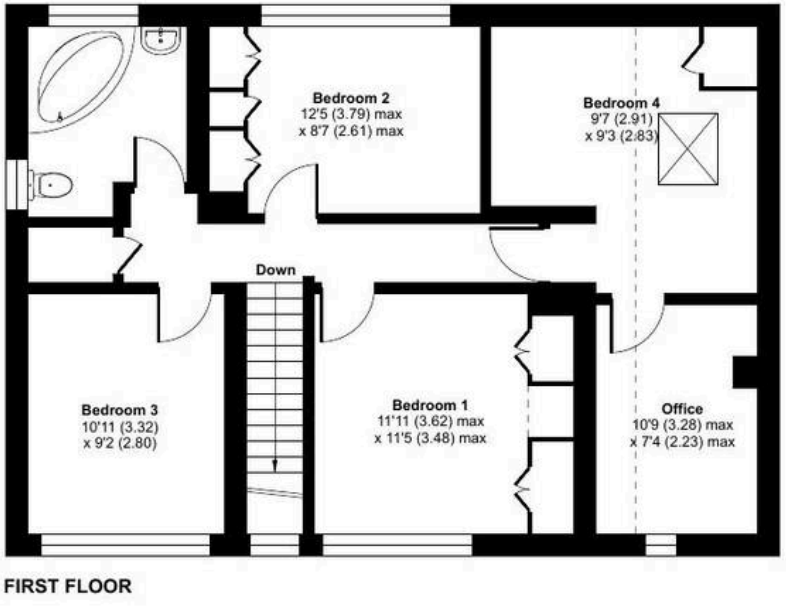


Wellington Avenue, Fleet, GU51

Approximate Area = 1356 sq ft / 125.9 sq m
Limited Use Area(s) = 130 sq ft / 12 sq m
Garage = 160 sq ft / 14.8 sq m
Outbuildings = 206 sq ft / 19.1 sq m
Total = 1852 sq ft / 171.8 sq m
For identification only - Not to scale

Denotes restricted head height





Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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