

Aircraft

A Substantial Detached Family Home With Detached Office Building



Aincroft, Cove Road, Fleet, Hampshire, GU51 2RT

The Property

This unique property sits centrally on a 1.4 acre plot and has an abundance of flexible accommodation which is currently divided into two separate areas of habitation.

Of particular note - The property benefits from solar water heating and photovoltaic panels to dramatically reduce the running costs and improve efficiency.

The House - East Wing

The property is currently divided into two separate areas of habitation with the potential of being combined into one extensive family home.

Turning right from the shared entrance hallway into the larger wing, there is a generous open plan living room and dining room which then leads on through to a games room beyond. Both the dining room and games room have French doors to the garden.

There is a recently re-fitted modern kitchen with Quartz worktops, a suite of Neff appliances and a breakfast bar/island.

There are two double bedrooms on the ground floor, two shower rooms, a utility and study.

There is also a gym which leads through to a double garage.

Stairs from the games room area lead to the first floor where there is a generous double bedroom with fitted wardrobes and an en-suite shower room.

The House - West Wing

Back to the main entrance hall and to the left is the second area of accommodation.

There is a large living/dining room with two sets French doors to the wrap around conservatory and another set leading out to the garden.

There is a modern kitchen with a range of integrated appliances and utility area leading into the garage.

There two double bedrooms, both with en-suite facilities - one being Jack and Jill to the hallway. There is also a study with a view over the front garden and driveway.

Stairs from the study lead up to a vast first floor room currently used as storage. This could be used as bedrooms, a music room or games room if desired.

The Grounds & Gardens

The substantial grounds are accessed via a gated block paving driveway which offers extensive parking. There is a generous frontage with a mature oak tree surrounded by an area of lawn.

The majority of the rear garden is laid mainly to lawn which backs onto an area of woodland and has a gate giving access to a public footpath - this land is owned and maintained by the Ministry of Defence but remains accessible by the public.

One corner of the grounds is now an enclosed patio garden area and contains a gazebo with decking for al-fresco dining and a former outbuilding which has been converted into an attractive cabana style bar with seating and bbq area, there is also another gazebo containing a hot tub.

The former stable block has been meticulously converted into an attractive high specification office suite with a kitchen and cloakroom and is currently let out to a local business.

The tenant could be retained as an income stream or this building could serve as a home office, annexe or leisure facility (subject to any relevant planning permission or change of use).





















The East Wing first floor bedroom would serve as an ideal main bedroom with en-suite shower room, fitted storage and garden views.





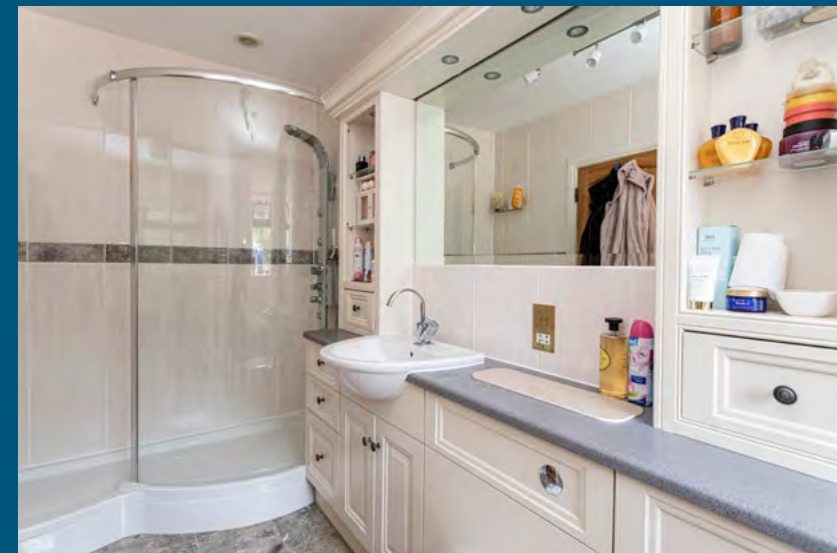








Currently the main bedroom to the West Wing of the property this ground floor bedroom has a plenty of fitted storage and a well equipped en-suite bathroom, with separate bath and modern walk in shower.





The second bedroom in this part of the property has a garden view and has the benefit of an en-suite shower room, which is also Jack and Jill to the main hallway.



First floor bonus room over the West Wing of the property





The Patio Garden area adjoins the East Wing of the property and has a gazebo over decking for al-fresco dining.

There is a Cabana style bar area with BBQ space and seating and another gazebo which houses a hot tub.









“The Barn” is a former stable block which has been meticulously converted into an attractive, high specification office suite with a kitchen and cloakroom and is currently let out to a local business.

The tenant could be retained as an income stream or this building could serve as a home office, annexe or leisure facility (subject to any relevant planning permission or change of use).



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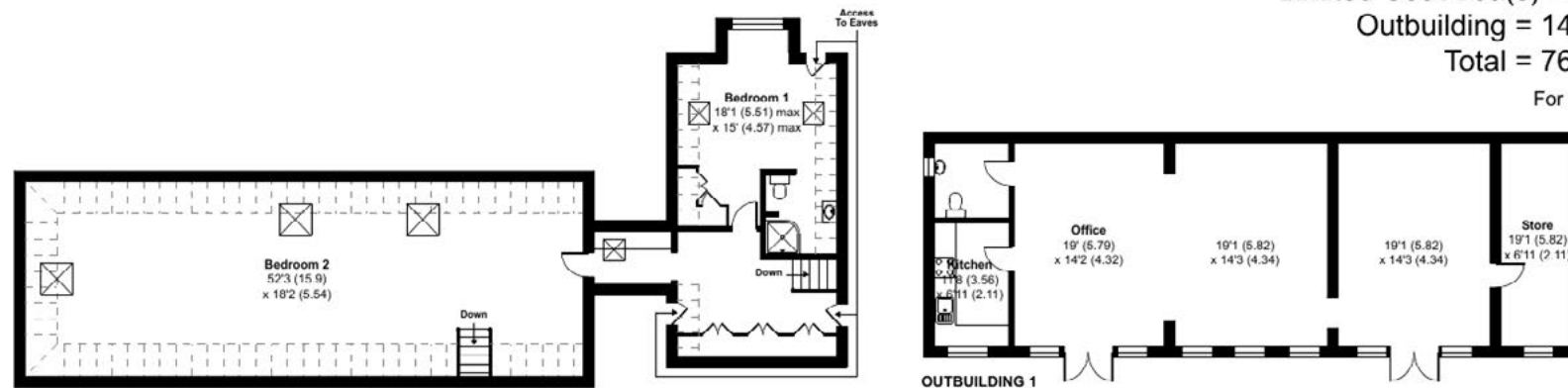
Approximate Area = 5852 sq ft / 543.6 sq m (includes garage)

Limited Use Area(s) = 425 sq ft / 39.4 sq m

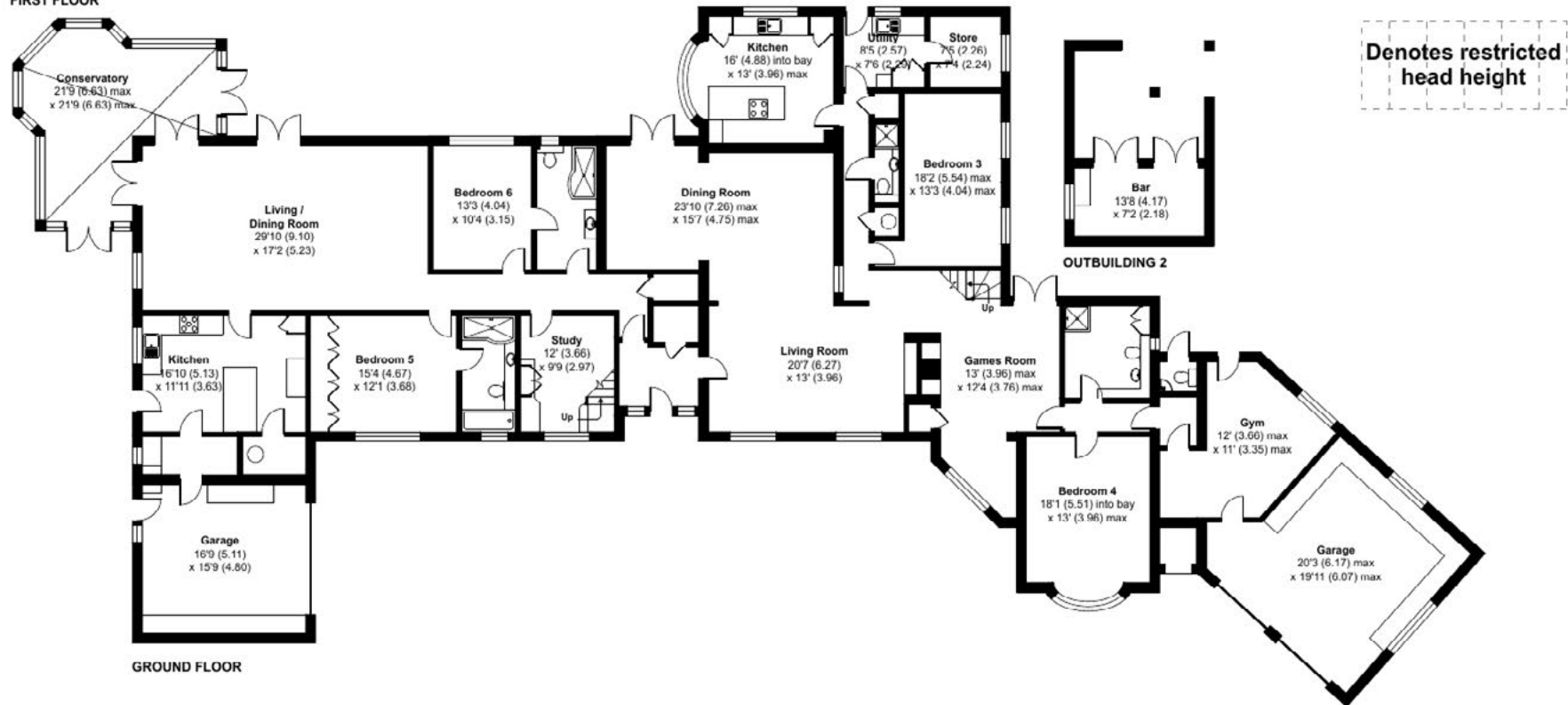
Outbuilding = 1422 sq ft / 132.1 sq m

Total = 7699 sq ft / 715.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for McCarthy Holden. REF: 863247





Tap/click this page to view our video tour of the property

Places of interest

Fleet High Street offers a range of shops, pubs, restaurants and cafes. Wider retail experiences can be found in nearby Camberley, Basingstoke and Reading.

Surrounded by Hampshire countryside, Fleet has plenty of space for outdoor pursuits including Fleet Pond and the Basingstoke canal - both ideal for walking and cycling.

Fleet has access to the M3 at Junction 4a, and has a mainline train station to London & Southampton, with trains to Waterloo taking from 45-55 minutes.



Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU51 2RT Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas fired central heating.
EPC - A (92)

Local Authority

[Hart Council](#)
[Council Tax Band - G](#)

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