



96 Westover Road, Fleet

Fleet

McCarthy
Holden

Guide Price £1,100,000



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This beautifully presented 1930s family home offers an exceptional blend of period charm and contemporary living, occupying a generous plot of approximately a quarter of an acre.

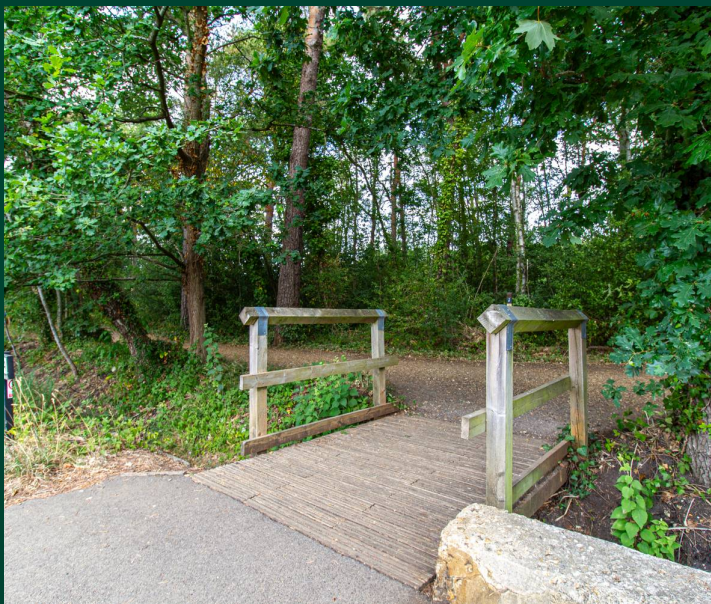
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four Bedrooms
- Close To Fleet Pond
- Secluded Rear Garden
- Two Bathrooms
- Garage And Driveway Parking
- Close To Fleet Railway Station



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The Property

This beautifully presented 1930s family home offers an exceptional blend of period charm and contemporary living, occupying a generous plot of approximately a quarter of an acre.

Ground Floor

A sheltered entrance porch leads into a welcoming reception hall with attractive oak flooring and useful built-in storage. The impressive dual-aspect living room is centred around a charming log-burning stove and enjoys direct access to the rear terrace and garden, creating an ideal space for both relaxing and entertaining.

The heart of the home is the stunning open-plan kitchen, sitting and dining area. The bespoke kitchen has been thoughtfully designed with an extensive range of fitted units, elegant white quartz worktops, a large central island and quality tiled flooring. The space flows seamlessly into the dining area, where double doors open onto the garden, enhancing the connection between indoor and outdoor living. A practical rear lobby provides additional storage, a cloakroom, and access to both the garden and the garage.

First Floor

On the first floor, a spacious landing leads to four well-proportioned bedrooms. The principal bedroom benefits from a stylish dressing area and a en-suite shower room. Three further bedrooms are served by a contemporary family bathroom.

Outside

The delightful rear garden extends to approximately 150 feet and has been thoughtfully landscaped, featuring a full-width paved terrace ideal for outdoor entertaining, an expansive level lawn, a productive vegetable garden and a timber garden shed.

To the front, two separate driveways provide ample off-road parking and lead to a garage and carport. The property occupies a mature plot approaching a quarter of an acre.

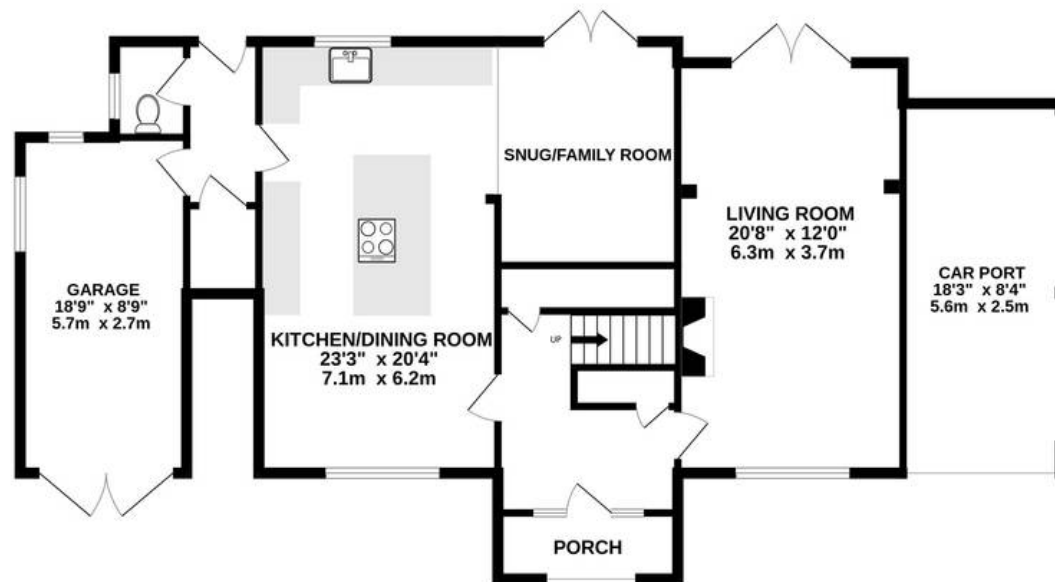
Location

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

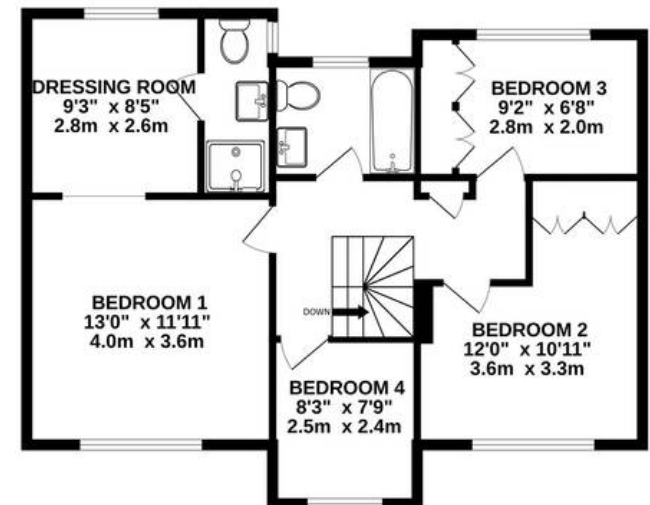




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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