

Crookham Road, Church Crookham, Fleet Four Bedroom Detached



Crookham Road, Church Crookham, Fleet, Hampshire, GU51 5NP

Property

Situated close to Basingstoke canal and Fleet town centre, is a well-presented family home offering versatile accommodation.

Ground Floor

The heart of the home is a stunning open-plan kitchen/ dining/ family area which is a great entertaining space for the family to enjoy. The rear aspect 18ft living room is bright and airy with a large window and courtesy door leading to the rear garden. A utility/ boot room, cloakroom and study complete the first floor.

First Floor

To the first floor are four double bedrooms (two with en-suite facilities) and a family bathroom.

Outside

The south-easterly rear garden is predominately laid to lawn and measures approximately 60ft in length. Immediately to the rear of the property is a patio area which is a great entertaining space for the whole family to enjoy.

Additional information

Tax Band - F

Energy Efficiency Rating - D (66)

Location

The location is ideal for the commuter with Fleet mainline railway station offering regular services to London Waterloo from 43 minutes and Junction 4a of the M3 motorway being within easy access.

Fleet town has comprehensive shopping and leisure facilities as well as schools for all age groups, churches of various denominations and a range of 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 miles and Farnborough Airport is about 6 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 6 miles)

































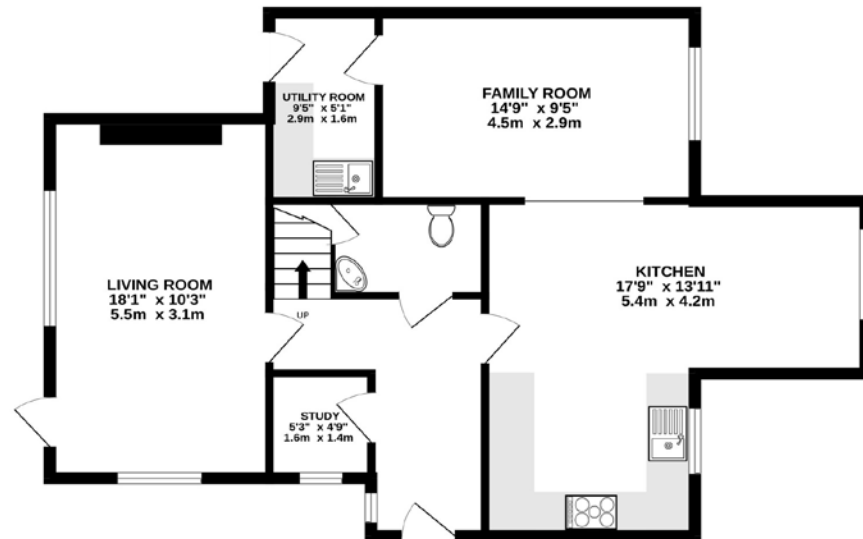




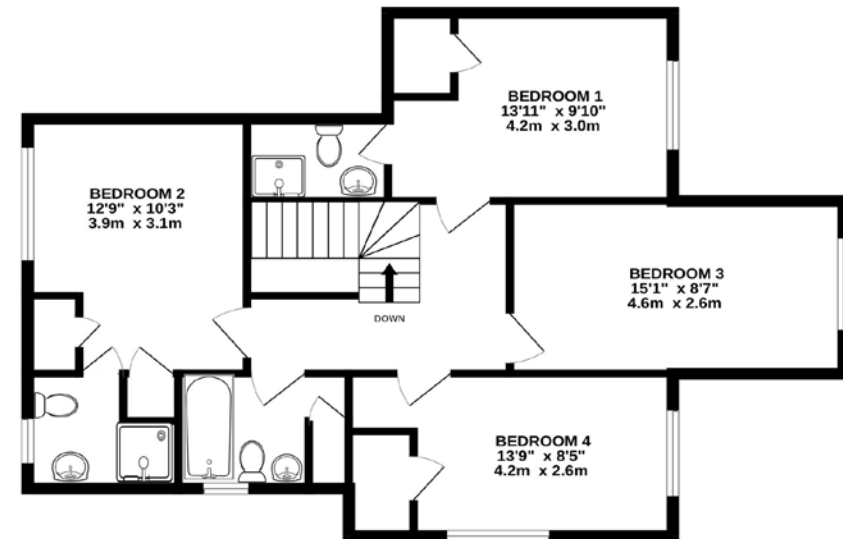




GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 sq.m.) approx.

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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Places of interest

A selection of photographs showing various locations in and around Fleet & Farnham are shown below.



Fleet Pond



Rail Line/Fleet Pond



Mainline Railway Station



Basingstoke Canal



Fleet High Street

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).

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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.

Services & Material Information

Water – Mains
Drainage - Mains
Gas – Mains
Electric – Mains
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - D (66)
Broadband Checker - <https://www.openreach.com/fibre-broadband>
Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode GU52 8DS

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 620640

Local Authority
Hart District Council
Tax Band F

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