

Poulter Place  
Three Bedroom Semi-Detached





## Poulter Place, Church Crookham, Fleet, Hampshire, GU52 8AZ

### The Property

This stunning three-bedroom townhouse, located within the sought-after Crookham Park development, offers an exceptional blend of modern living and convenience. The property spans three floors, providing spacious accommodation, along with the added benefit of allocated parking for several vehicles, solar roof panels, and air-conditioning throughout.

### Ground Floor

Upon entering, you'll immediately appreciate the stylish, high-quality finishes throughout. The kitchen/breakfast room, which overlooks the front of the property, is fitted with a range of integrated appliances. Of particular note is the bright and airy open-plan living area and conservatory room, with doors leading to the private rear garden, creating a fantastic space for relaxation or entertaining. The ground floor also includes a convenient cloakroom and additional storage.

### First Floor

The first floor provides a beautifully upgraded family bathroom and two generously sized double bedrooms. Both rooms are filled with natural light. Bedroom Two offers the opportunity to comfortably include a bedroom and office space or nursery.

### Second Floor

The second floor is dedicated to the impressive master suite. Bedroom one features a spacious walk-in dressing room and a well-appointed en-suite bathroom.

### Outside

The rear garden faces south-west, ensuring plenty of sunshine throughout the day. It is predominantly laid to lawn, providing a perfect space for children to play or for enjoying the outdoors. The patio area directly behind the house includes a seating area with raised flowerbeds and is ideal for al fresco dining or simply relaxing in the sun.

### Location

Crookham Park is a family-friendly community with an array of open spaces, children's play areas, and SANGS land that leads to the picturesque village of Ewshot. The local amenities include a Sainsbury's Local and an infant school, providing convenience for everyday needs.

Both Fleet and Farnham are within easy reach, offering extensive shopping, dining, and leisure options, as well as a wide selection of schools for all ages. Both towns also boast mainline railway stations, providing regular services to London Waterloo.

This is an exceptional opportunity to acquire a beautiful, move-in-ready home in a highly desirable location, offering both comfort and convenience in equal measure.







































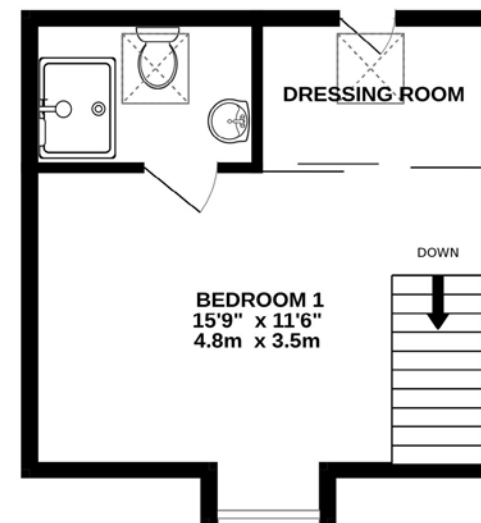
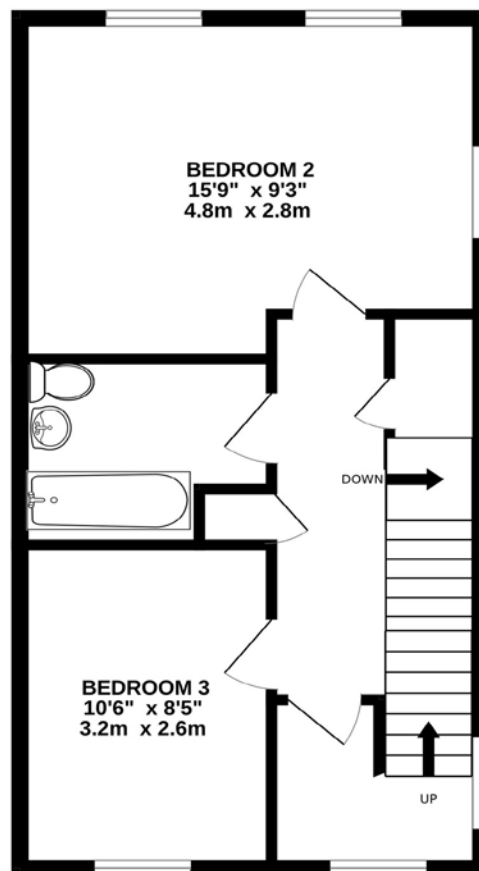
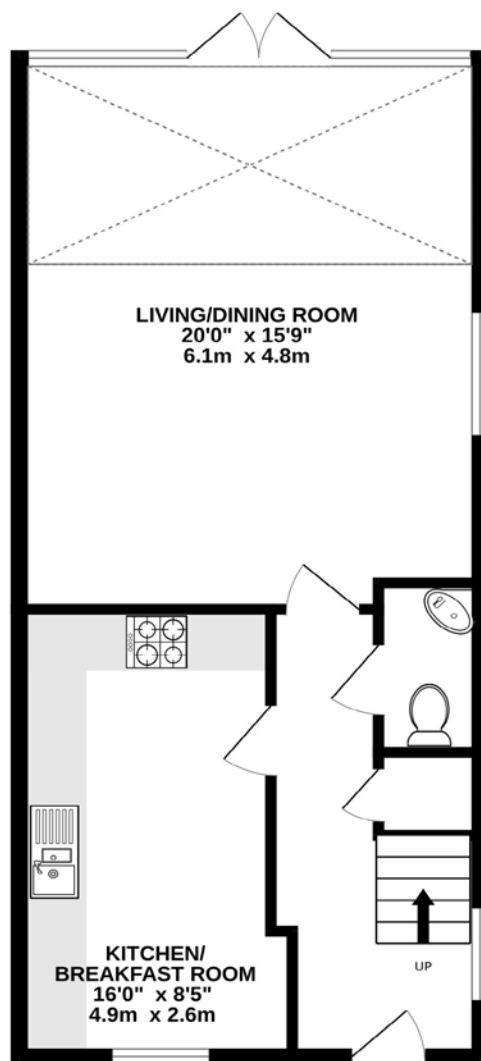












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 are shown below.



Fleet Pond



Fleet Rail Line



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street



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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  
Gas – Mains  
Electric – Mains  
Oil/LPG – None  
Sewage – Mains  
Heating – Gas Fired

Materials used in construction - Brick, Timber Framed, Tiled roofs  
EPC - B (87)  
Broadband Checker - <https://www.openreach.com/fibre-broadband>  
To check mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode GU52 8AZ. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

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 E



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