

Kukri Gardens
Four Bedroom Detached Property



Kukri Gardens, Church Crookham, Fleet, GU52 8EU

The Property

This beautifully presented four bedroom detached family home is situated on the popular High Trees development on the fringes of Crookham Park close to local schools and shops.

Ground Floor

Upon entry, you are welcomed into a bright hallway, centring the property. Here you have access to the dining room, downstairs cloakroom, open plan kitchen/breakfast/family room and the living room. The sleek design offers spacious accommodation that is bright and airy. The living room is dual aspect with double French patio doors leading out to the rear garden, and there is a gas fireplace. The open-plan kitchen/breakfast/family room measures an impressive 22ft. and also benefits from dual aspect windows and double patio doors to the rear garden.

First Floor

To the first floor are the four well-proportioned bedrooms, all with fitted wardrobes, a family bathroom plus en-suite shower rooms to bedrooms one and two.

Outside

The enclosed rear garden has a patio area as well as grass lawn and is bordered by a flowerbed incorporating a mixture of flowers, shrubs and low-level trees. There is a side door giving access to the double garage and a gate that leads to the front driveway.

Additional Information

- Hart District Council Tax Band F
- Solar Panels
- Sonos System throughout ground floor

Location

Crookham Park benefits from an abundance of outside space including the SANGS land which leads to Ewshot. Furthermore there is a local school, community centre and Sainsburys local, all within easy reach.

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 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).





















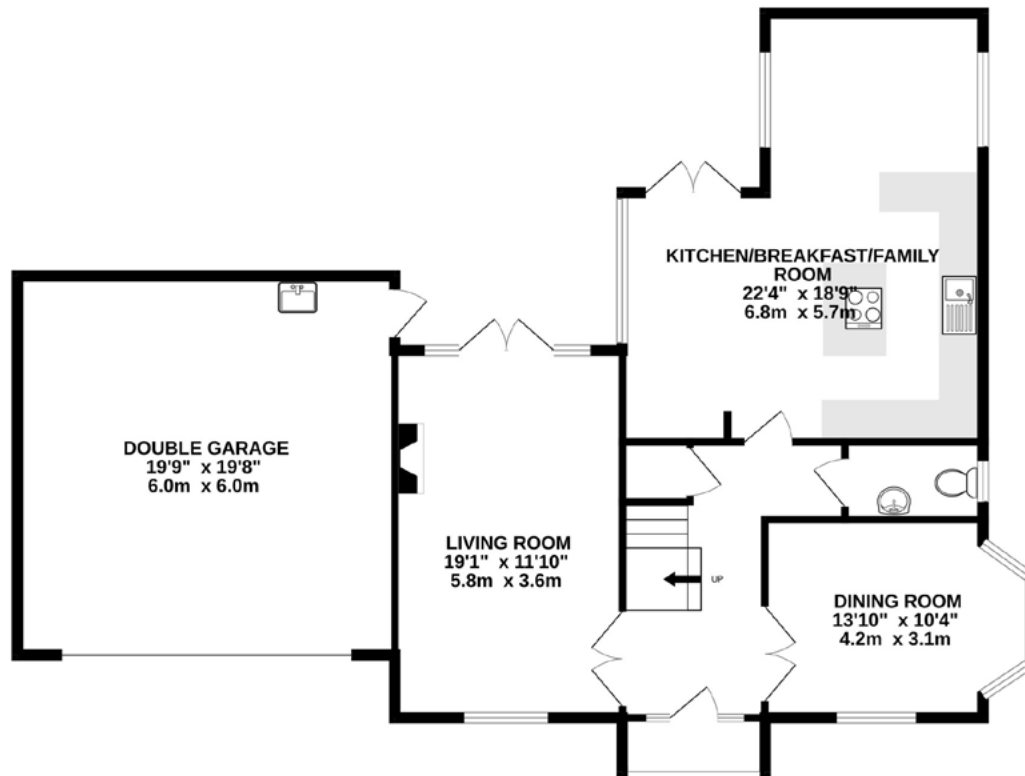




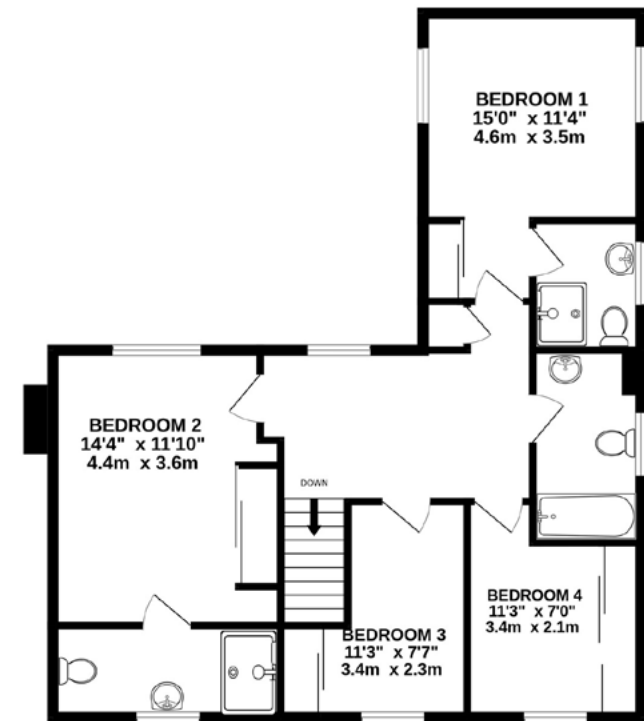




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2104sq.ft. (195.5 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 are shown below.



Fleet Pond



Basingstoke Canal



Fleet 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).

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 GU52 8EU. 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.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas Central Heating
EPC Rating - C (78)

Local Authority

[Hart District Council](#)
[Council Tax Band - F](#)

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