

Rounton Road, Fleet
Five Bedroom Detached Property



Rounton Road, Fleet, GU52 6HB

The Property

An attractive five bedroom detached house on a 0.2 acre plot, located in the desirable Church Crookham suburb of Fleet.

Ground Floor

On the ground floor is an entrance hallway with under-stairs cupboard, cloakroom, dining room, living room, study, kitchen, utility room, and access to the double garage. The living room, located to the rear of the property, has a back wall of windows and patio doors either side, allowing the room to flood with light. The kitchen/breakfast room is fitted with a range of eye and base level units with integrated appliances and has doors that open out to the garden. Adjacent to the kitchen is a separate utility room with a back door leading to the side of the property. There is also direct access to the side of the property from the garage.

First Floor

To the first floor are five bedrooms, a family bathroom, and en-suites to bedrooms one, two and three.

Outside

Upon approaching the property is a generous sized driveway with a double garage. Round the back and accessed either side of the property you have the garden which is mostly laid to lawn and has a patio area.

Location

Church Crookham is a suburban village contiguous with Fleet town centre and desirable due to its proximity to local amenities, schools and woodland areas.

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.















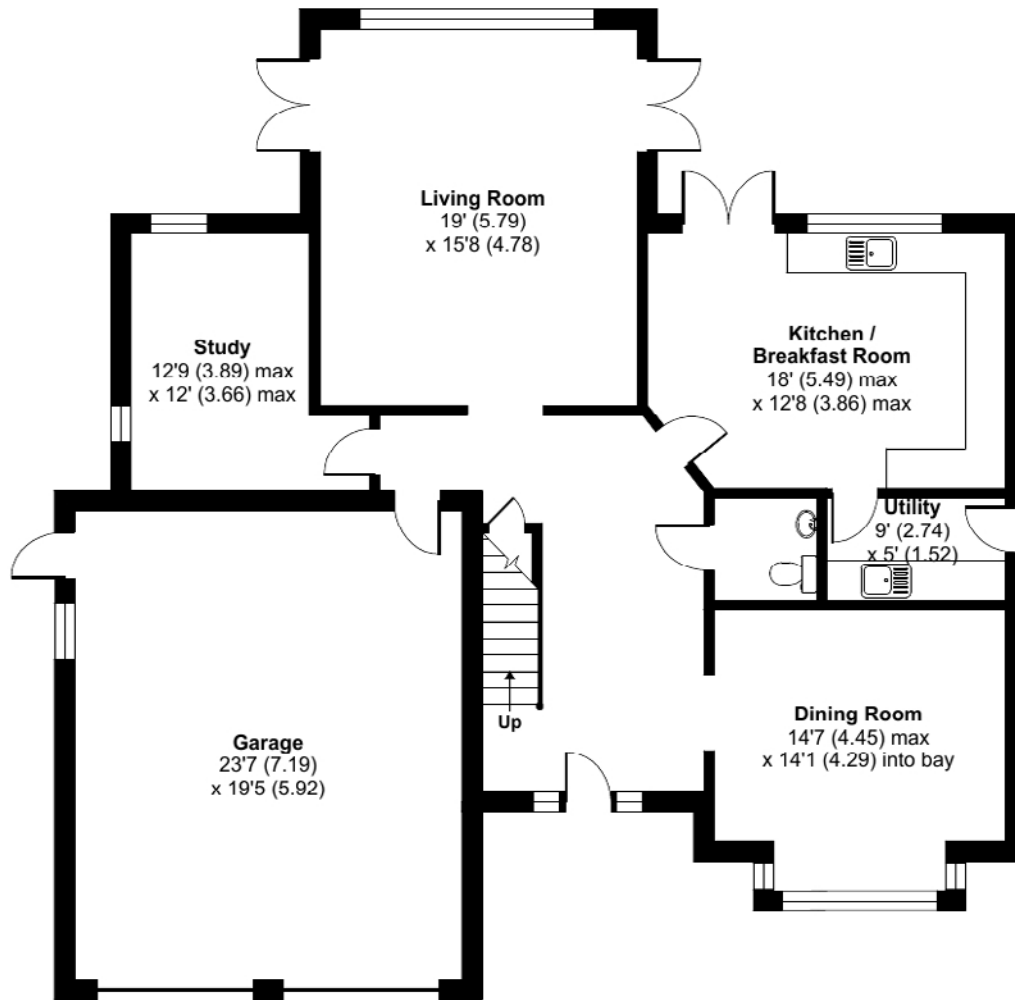




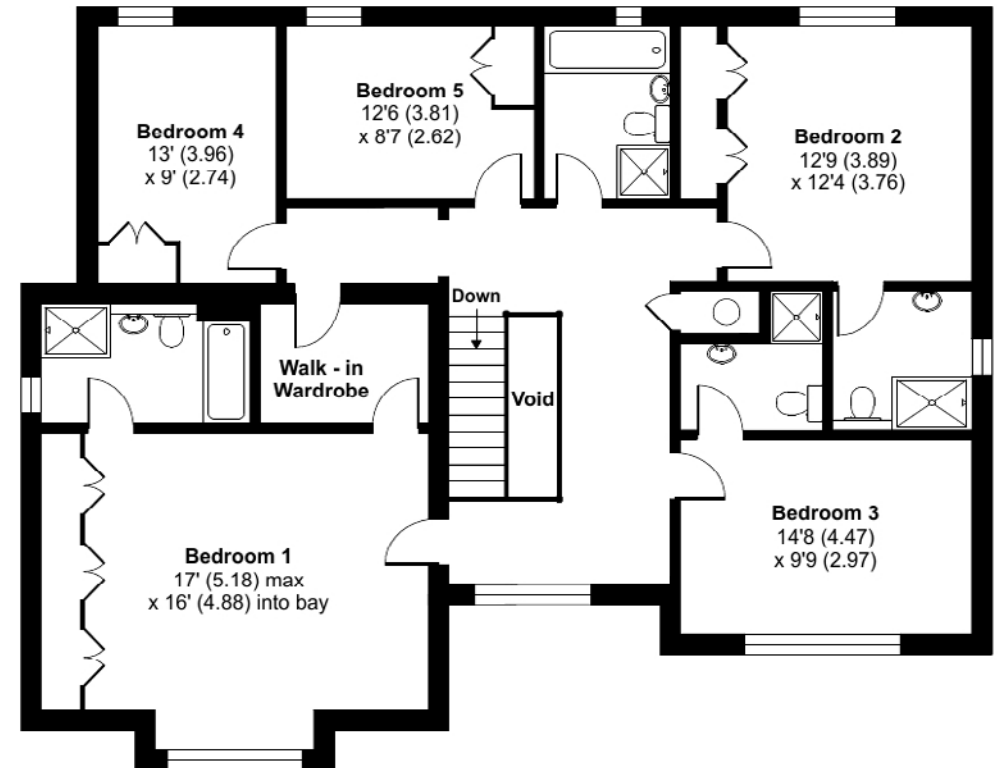
Rounton Road, Church Crookham, Fleet, GU52

Approximate Area = 3085 sq ft / 286.5 sq m (includes garage & excludes void)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for McCarthy Holden. REF: 1111646



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).

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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.

Directions - Postcode GU52 6HB. 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 (72)

Local Authority

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

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