

Tryplets, Zebon Copse
Five/Six Bedroom Detached Property



Tryplets, Church Crookham, Fleet, Hampshire, GU52 6DH

The Property

Nestled within a cul-de-sac in Zebon Copse, this impressive, detached 'Martin Grant' home offers a spacious and versatile layout, perfect for modern family living. With over 2,700 square feet of thoughtfully designed accommodation, this property provides ample room for relaxation, entertainment, and work-from-home needs.

Ground Floor

The ground floor welcomes you with a spacious lounge, a separate dining room provides a formal setting for family gatherings and dinner parties. A dedicated study offers a quiet space for work or study, while the kitchen/breakfast room is the heart of the home, perfect for culinary adventures and casual dining. A utility room and a family room complete the ground floor, offering additional flexibility and convenience.

First Floor/Second Floor

Ascending to the first and second floors, you'll discover five generously sized bedrooms, including two en-suites. A family bathroom serves the remaining bedrooms. The loft conversion, ripe with potential, offers exciting opportunities to expand the living space, whether it's for additional bedrooms, a home office, or a leisure area.

Outside

Outside, the private, south-westerly facing garden provides a tranquil escape, perfect for al fresco dining and relaxation. The attached double garage and ample driveway parking ensure convenience for both residents and guests.

Location

The property is conveniently located for local amenities and is also within easy reach of Fleet town centre which offers comprehensive shopping and leisure facilities, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.

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.

























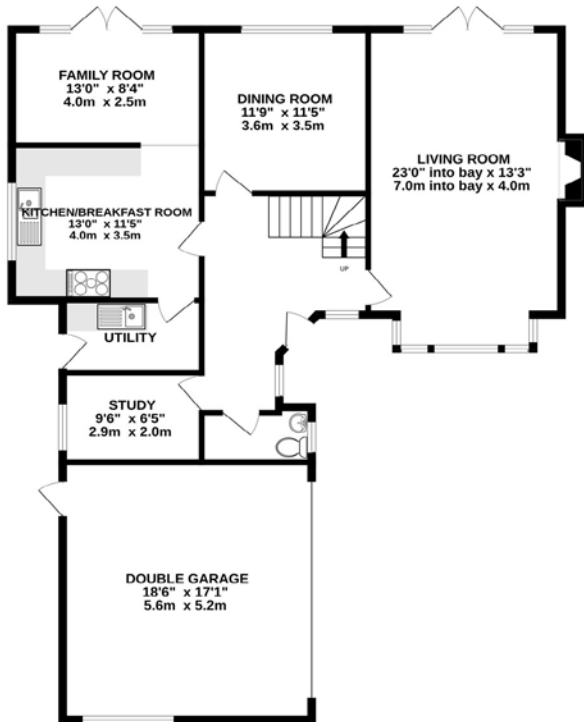




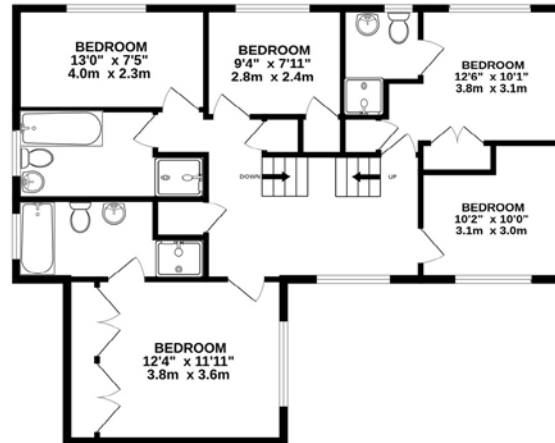




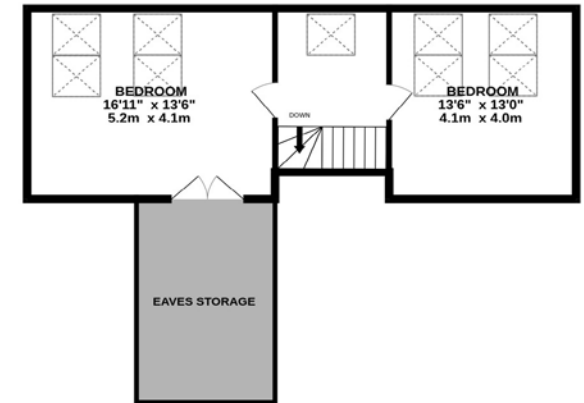
GROUND FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



1ST FLOOR
950 sq.ft. (88.3 sq.m.) approx.



2ND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 2764sq.ft. (256.8 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



Fleet Rail Line



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.

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 - C (70)

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 6DH. 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 G



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