



Four Bedroom Detached Property  
Knox Close, Church Crookham, Fleet



An attractive double fronted property situated in a popular non-estate location backing onto woodland and conveniently positioned for local schools and the Basingstoke Canal.

This well-presented property offers flexible living accommodation to the ground floor including a generous entrance hallway with cloakroom and a light and airy living room measuring 29 ft. in length with a bay window to the front, French style doors to the rear and a feature fireplace. Further ground floor accommodation includes a dining room, study and family room which is located to the rear of the property with doors to the garden. The kitchen breakfast room is fitted with a generous selection of base and eye level units plus a range of built in appliances. A further cloakroom and utility room is accessed from the kitchen.

To the first floor are the four double bedrooms (all with fitted wardrobes) plus en-suite facilities to bedrooms one and two as well as a family bathroom servicing bedroom three and four.

To the front of the property is an area of garden enclosed by hedging plus driveway parking leading to the double garage. The attractive rear garden is enclosed with fencing with a gate giving access to woodland. A patio area lies immediately to the rear of the property with the remainder of the garden laid to lawn with a selection of mature plants and shrubs.

The property is within easy access of Fleet town and Crookham Village. 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.





























































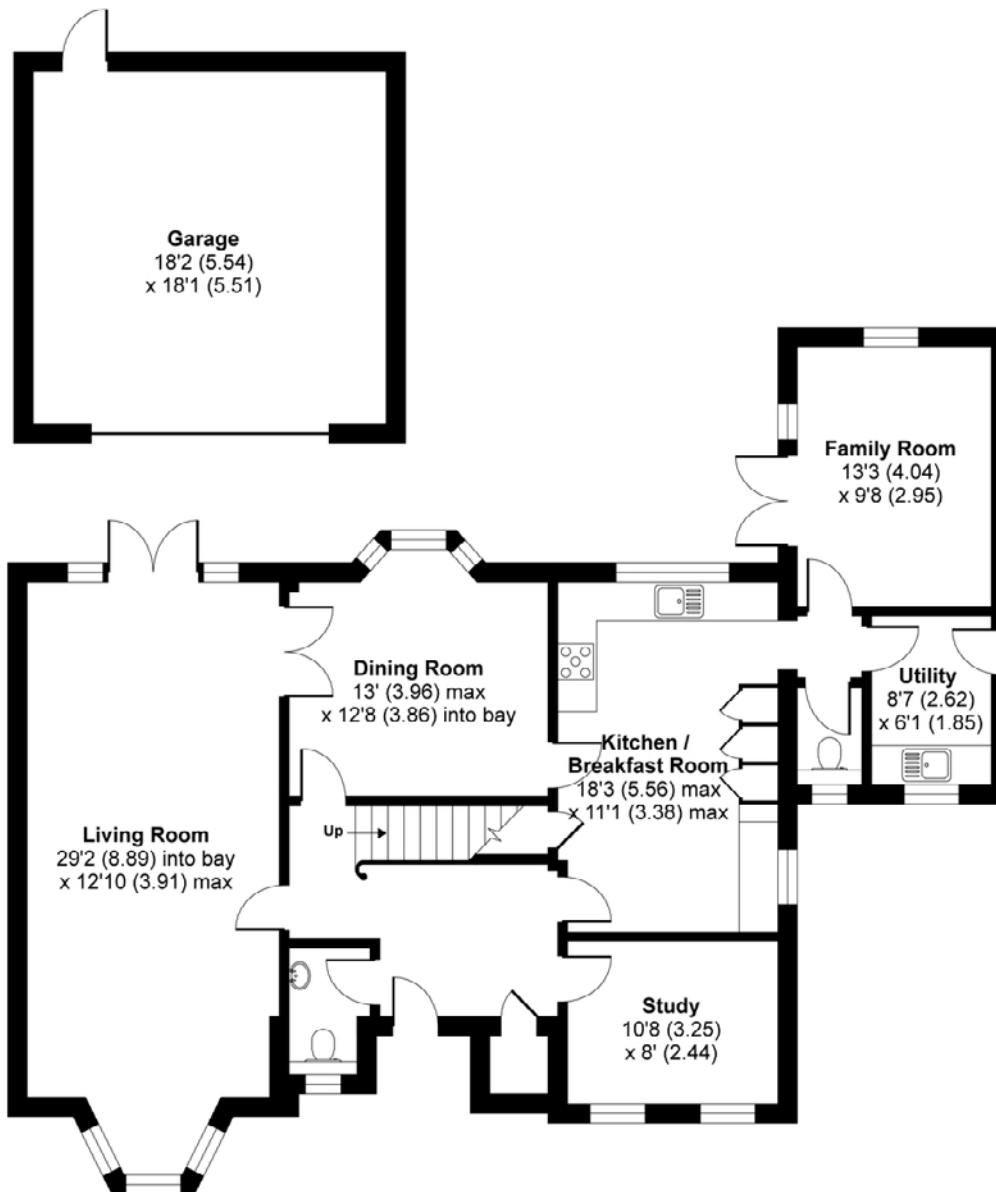
# Knox Close, Church Crookham, Fleet, GU52

Approximate Area = 2223 sq ft / 206.5 sq m

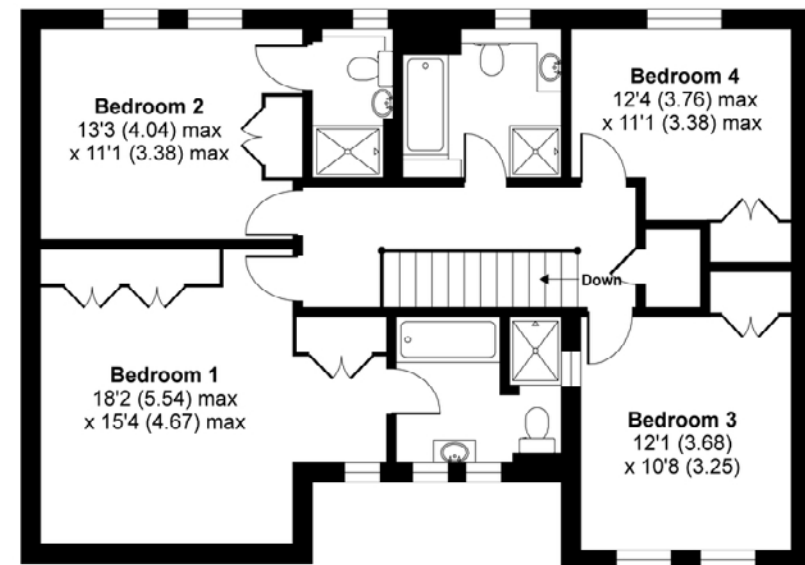
Garage = 330 sq ft / 30.7 sq m

Total = 2553 sq ft / 237.2 sq m

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). ©n'checom 2021. Produced for McCarthy Holden. REF: 780450



## CONSUMER PROTECTION REGULATIONS

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### Fixture and Fittings:

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

### Directions:

Postcode: GU52 6TR

Please contact McCarthy Holden for detailed directions

### Viewing:

Telephone: 01252 620640  
Email: [fleet@mccarthyholden.co.uk](mailto:fleet@mccarthyholden.co.uk)

### Services:

Mains electricity, water and drainage  
Gas Central Heating  
EPC Rating - C (71)

### Local Authority:

Hart District Council  
Tel: 01252 622122  
Council Tax Band - G

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