

Barberry Close, Fleet  
Four Bedroom Detached Property



## Barberry Close, Fleet, Hampshire, GU52 7TZ

### The Property

Situated within a sought-after cul-de-sac location in Church Crookham, this four-bedroom detached family home is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include driveway parking, three reception rooms, a refitted 19ft kitchen/breakfast room, three bathrooms and is located within close proximity of Heatherside and Court Moor Schools

### Ground Floor

Accommodations comprises of a spacious entrance hall leading to the light and airy living room with a feature gas fireplace and doors opening into the rear garden. Next to the living room the dining room is found which gives you a fantastic entertaining space and views over the mature rear garden. The wonderful, refitted kitchen/breakfast room offers a range of fully fitted integrated appliances including double oven, gas hob, dishwasher, and additional appliance space. The accommodation on the ground floor is finished with a family room with a beautiful bay window, bedroom two and also a bathroom.

### First Floor

Upstairs the property offers three good-sized bedrooms with the main bedroom offering fitted wardrobes and en-suite shower facilities. The first-floor accommodation is finished with a family bathroom which offers toilet, sink and bath with shower overhead.

### Outside

The charming enclosed rear garden is southerly facing and mainly laid to lawn with well-established flower, shrub beds and mature trees throughout. Outside the back of the property is a substantial patio seating area ideal for al fresco dining. Within the garden you have access into the single garage and to the front of the property, you have a driveway.

### Location

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).





























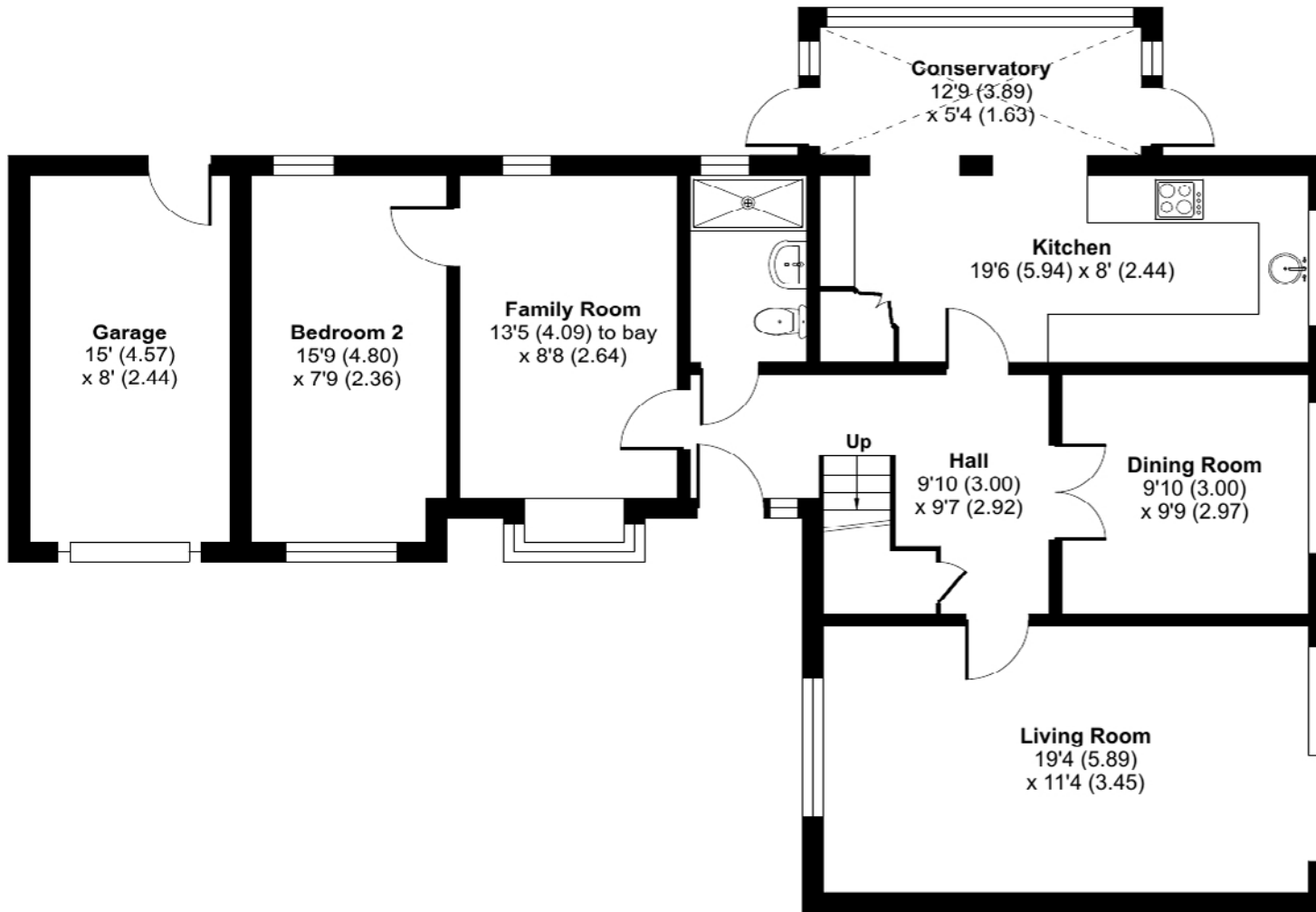
# Barberry Close, GU52

Approximate Area = 1573 sq ft / 146.1 sq m

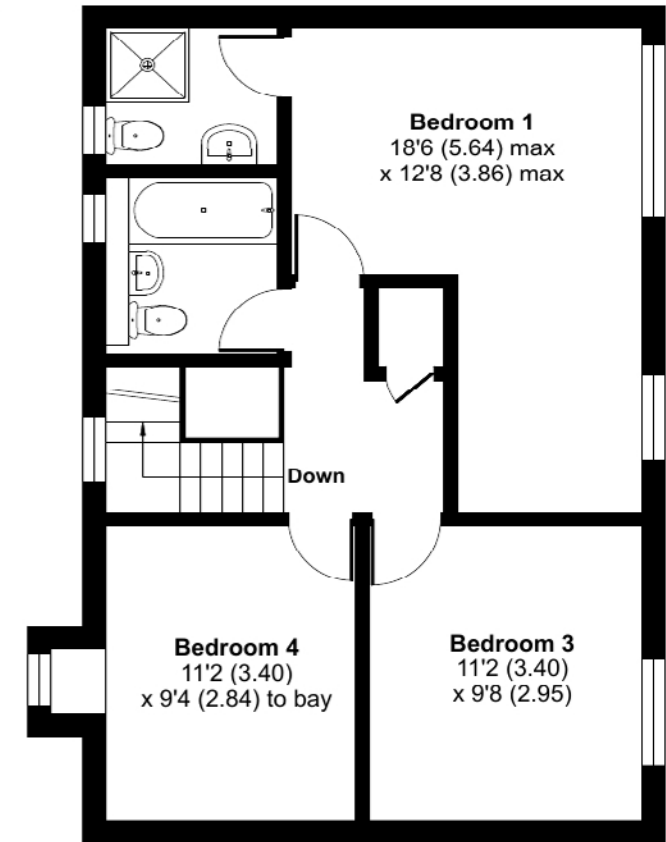
Garage = 123 sq ft / 11.4 sq m

Total = 1696 sq ft / 157.6 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). © nichecom 2024. Produced for McCarthy Holden. REF: 1178186



# 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).

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.

### 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 - D (64)

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 7TZ. 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 F



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