

Nether Vell Mead, Church Crookham
Three Bedroom Family Home



Nether Vell Mead, Church Crookham, Fleet, Hampshire, GU52 0ZG

The Property

A three bedroom family home is situated on the favourable Zebon Copse development.

Ground Floor

The ground floor welcomes you with a hallway leading to a convenient downstairs cloakroom. To the front of the property, a comfortable living room flows into a stunning, recently refitted kitchen/dining/family area. This impressive space boasts a range of contemporary base and eye-level units complemented by elegant wood work surfaces and integrated appliances, including a hob, oven, extractor fan, dishwasher, and fridge/freezer.

The kitchen/dining area opens into a bright and airy family room. Bi-folding doors extend the living space further, providing a seamless transition to the rear garden – perfect for alfresco dining and entertaining.

There are three bedrooms and a family bathroom. Bedrooms one and two benefits from fitted wardrobes.

Outside

The property is approached via a driveway leading to a single garage. The sunny southerly facing rear garden features a composite decking area, perfect for outdoor dining, and the rest is laid to artificial lawn. There is a courtesy door leading to the garage.

Additional Information

Council Tax Band - D

Location

Situated in the desirable Church Crookham, this home provides easy access to the Basingstoke Canal, offering scenic walks, cycling paths, and jogging trails for outdoor enthusiasts. Church Crookham is a popular residential area of Fleet which is a thriving community offering excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway.

Fleet town centre has extensive shopping and leisure facilities, infant, junior and senior schools, churches of various denominations and health care services including GP Surgeries, Dental Practices, Opticians and Fleet Hospital. Fleet also has Hampshire's largest freshwater lake which is now a nature reserve, in addition to the Basingstoke Canal whilst North Hants Golf Course is an established home for golf in Fleet. The historic market towns of Farnham and the picturesque villages of Hartley Wintney and Odiham are also nearby.

First Floor



























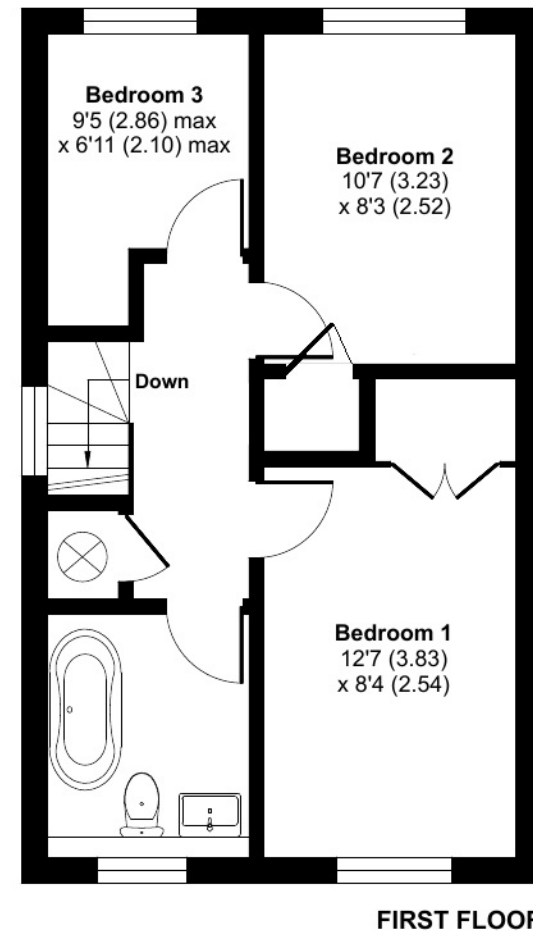
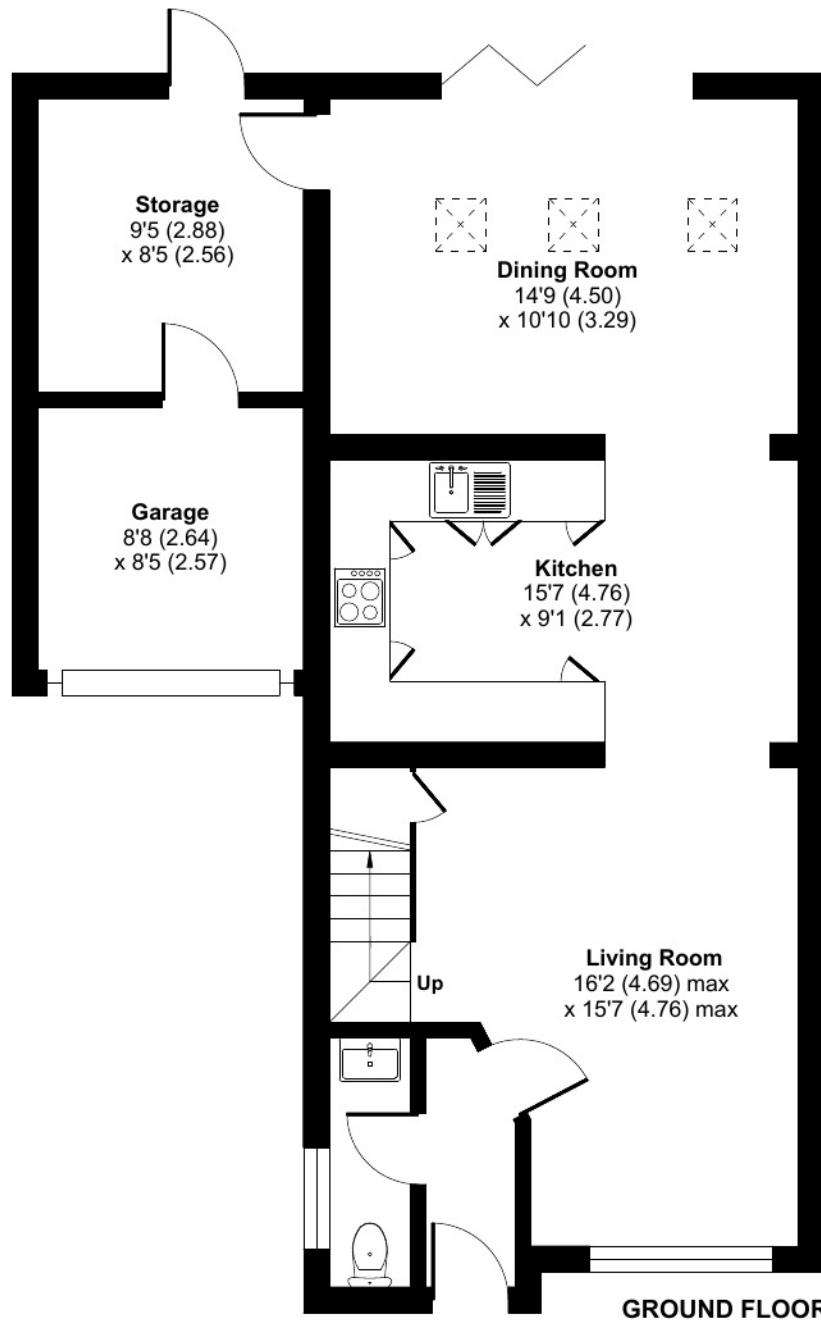


Approximate Area = 964 sq ft / 89.5 sq m

Garage / Storage = 157 sq ft / 14.5 sq m

Total = 1121 sq ft / 104 sq m

For identification only - Not to scale



Places of interest

A selection of photographs showing various locations in and around Fleet & Farnham are shown below.



Fleet Pond



Rail Line/Fleet Pond



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
 Drainage - Mains
 Gas – Mains
 Electric – Mains
 Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
 EPC - D (68)
 Broadband Checker - <https://www.openreach.com/fibre-broadband>
 Mobile Signal - Unknown, depends on carrier
 To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode GU52 0ZG

Viewing
 Telephone sole agents
 McCarthy Holden: 01252 620640

Local Authority
 Hart District Council
 Tax Band D



www.mccarthyholden.co.uk