

Crown Gardens, Fleet  
Four Bedroom Family Home





# Crown Gardens, Fleet, Hampshire, GU51 3LT

## The Property

Tucked away in a peaceful cul-de-sac in a highly sought-after location, this elegant double-fronted detached home offers a spacious and thoughtfully arranged layout, enhanced by an abundance of natural light and a bright, airy feel throughout.

## Ground Floor

The property is set behind a beautifully maintained front garden, complete with manicured lawns, mature trees, and established planting, providing an attractive and inviting first impression. Upon entering the property, you're welcomed into a generous entrance hall with glass panelled internal doors to the front two rooms, downstairs cloakroom and under stairs storage cupboard. To one side, a spacious dual-aspect living room extends the full depth of the home, there is central fireplace, a large bay window to the front and sliding glass doors at the rear, which open directly onto the sunny, south-facing garden, creating an effortless flow to the outdoors. Across the hall, the dining room mirrors the front bay window design, bringing in generous daylight and creating an elegant feel. The separate kitchen is thoughtfully laid out and is fitted with an array of wall and base units, ample worktop space, and a practical design.

## First Floor

Upstairs, the property features three double bedrooms and a generous single bedroom which can also be used as a study. The principal bedroom enjoys the added benefit of an en suite shower room whilst a bathroom serves the remaining bedrooms. Bedrooms two and three also benefit from generous built-in wardrobes.

## Outside

Outside, the south-facing rear garden is undoubtedly one of the standout features of this home. Beautifully landscaped and meticulously maintained, it enjoys an abundance of sunlight throughout the day, making it the perfect setting for both relaxation and recreation. There is a well kept lawn area and established borders with mature shrubs and seasonal planting add colour and character year round. There's also ample patio space for outdoor dining or entertaining.

To the front of the property, a private driveway provides off-road parking for multiple vehicles and leads to a spacious double garage. This not only offers excellent storage but also presents exciting potential for conversion into additional living space,—subject to the necessary planning permissions.

## 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).

## Additional Information

Council tax - F



















































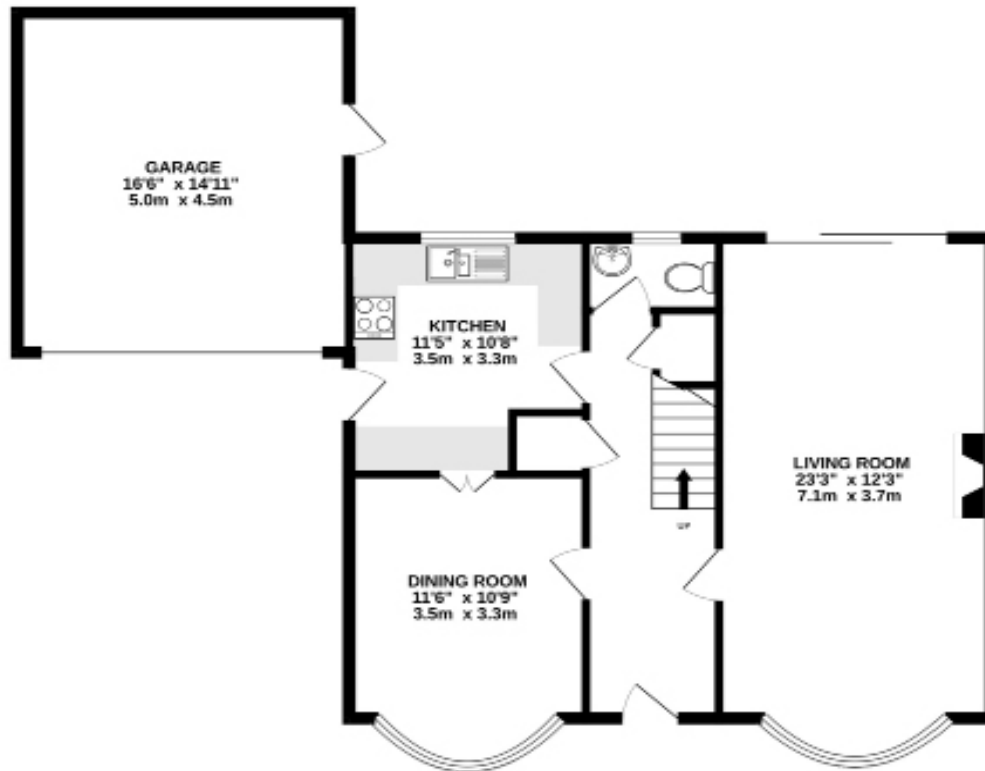




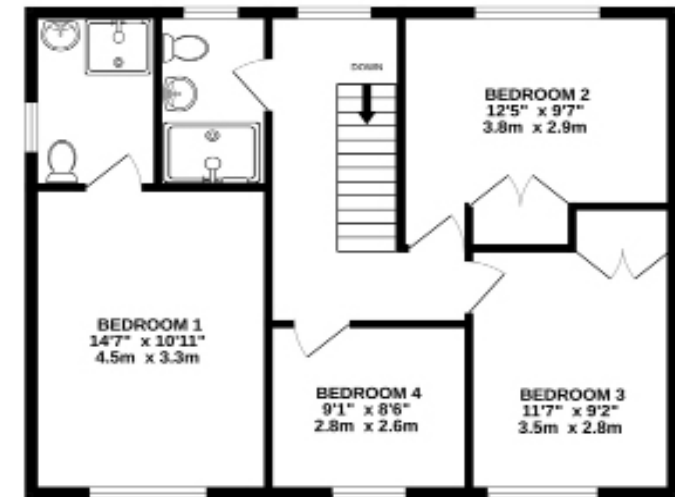




GROUND FLOOR



1ST FLOOR



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 & 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 - C (73)  
 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 GU51 3LT

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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