

Rounton Road  
Four Bedroom Detached Property



## Rounton Road, Fleet, Hampshire, GU52 6HB

### The Property

A beautifully presented four bedroom detached family home with a south westerly facing garden, situated in a popular residential area in Church Crookham. The property is ideally located for local schools.

### Ground Floor

The property offers over 1,700 sq. ft. of flexible accommodation over two floors. The 20 ft. living room is double aspect with bi-folding doors to dining room and an open fire.

A really nice feature of this home is the open plan kitchen/dining room which has been tastefully updated and refurbished in recent years. The kitchen benefits from a range of fitted appliances including, hob, extractor fan, double oven and dishwasher. There are doors from the kitchen leading to the study, and family room. A utility room and cloakroom are also located on the ground floor.

### First Floor

The four bedrooms and re-fitted family bathroom are on the first floor with bedroom one benefitting from built-in furniture and a newly refitted en-suite shower room.

### Outside

The property is approached via a driveway which has parking for several vehicles.

A particular feature of the property is the attractive south westerly facing garden which is enclosed with a mixture hedging and fencing. The garden has an area of patio immediately to the rear of the property with the remainder laid mainly to lawn with a mixture of mature planting.

### Additional Information

Hart District Council Tax Band F.

### 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).



































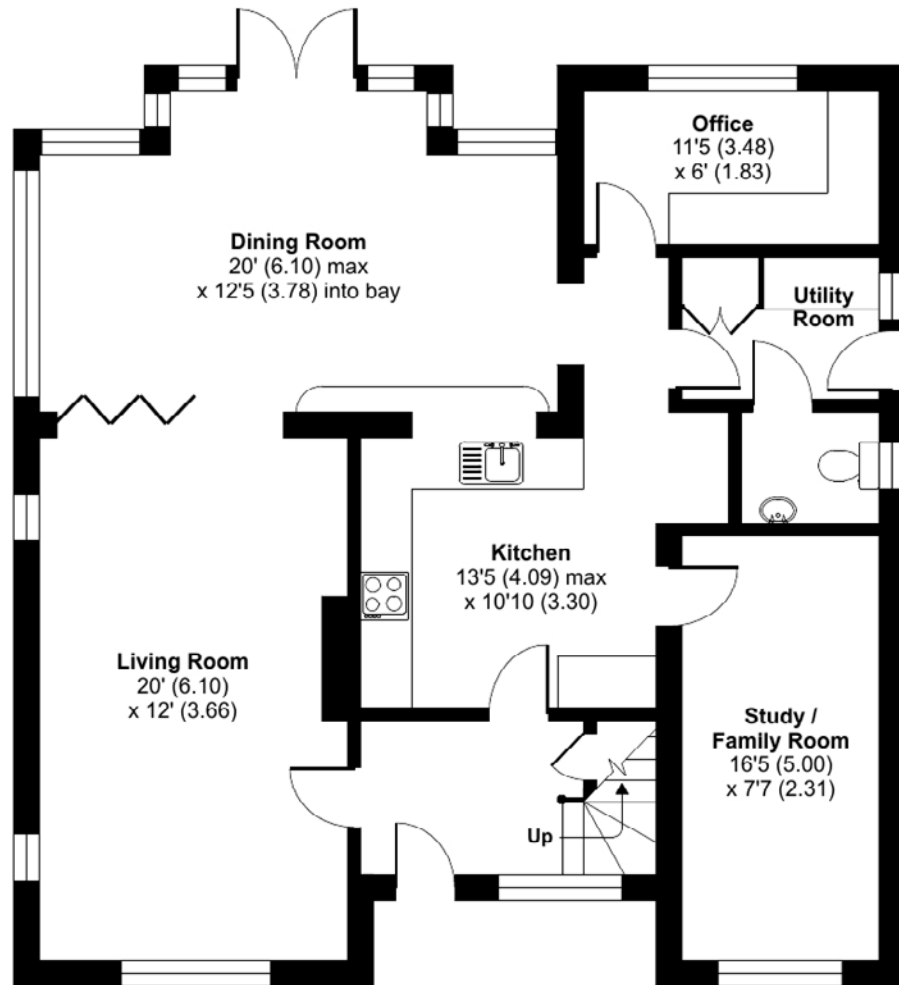




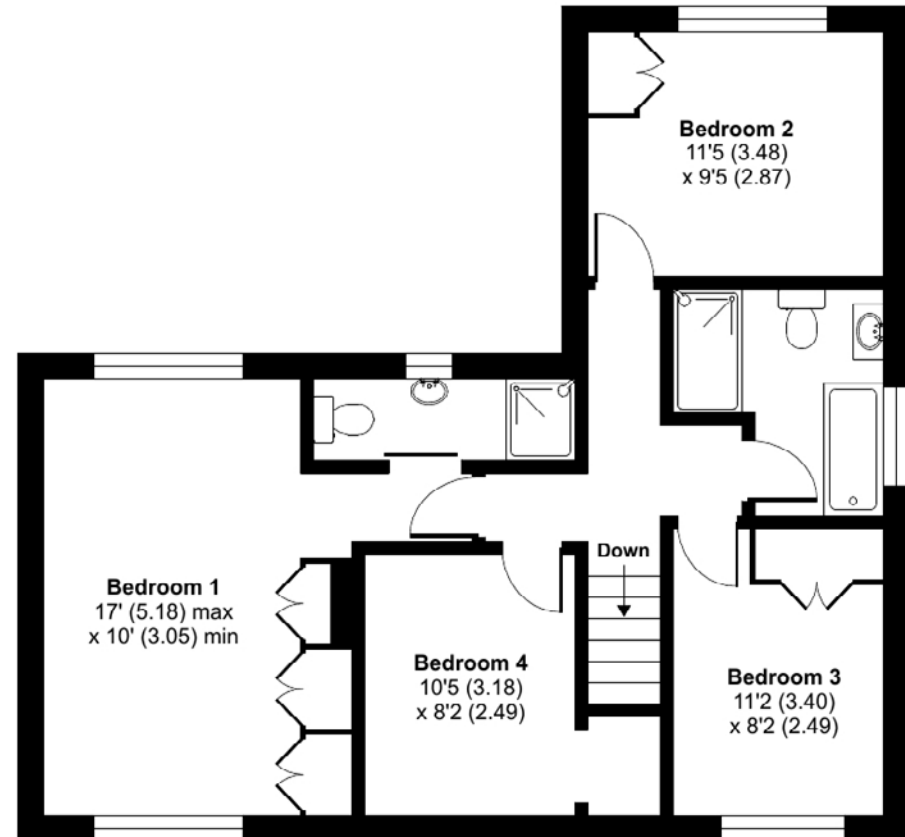
# Rounton Road, Church Crookham, Fleet, GU52

Approximate Area = 1743 sq ft / 161.9 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). © nitchecom 2024. Produced for McCarthy Holden. REF: 1152160





# Places of interest

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



Fleet Pond



Basingstoke Canal



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.

Directions - Postcode GU52 6HB. Please contact McCarthy Holden for detailed directions

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

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, water and drainage.  
Gas Central Heating  
EPC Rating - D (66)

### Local Authority

[Hart District Council](#)  
[Council Tax Band - F](#)

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