

Oakwood, Church Crookham
Three Bedroom Semi-Detached



Oakwood, Church Crookham, Hampshire, GU52 8BY

This Property

Situated in the desirable area of Church Crookham, this attractive family home offers well-balanced accommodation across two floors. The property features two generous double bedrooms and a smaller double room, along with a driveway for two vehicles. The garden, accessible directly from the driveway, offers both practicality and privacy.

Ground Floor

On entering the property, you are welcomed into a hallway that includes the family bathroom. From here, open archways lead into the living room and kitchen, creating a pleasant sense of flow and space. The living room is bright and airy, thanks to large windows, and includes a built-in shelving unit for additional storage. A wraparound archway connects the living area to the kitchen.

The kitchen itself is fitted with modern tiled flooring and sleek white cabinetry, offering plenty of storage and ample worktop space. A charming dining nook is positioned within the kitchen area.

First Floor

Upstairs, the property comprises three bedrooms. The two larger double bedrooms both benefit from excellent natural light and include walk-in wardrobes with additional overhead storage. The third bedroom is well-suited as a small double, children's room, or a home office.

Outside

The rear garden begins with a paved patio area, perfect for outdoor seating, which leads onto a lawned section. To the side of the garden, there is a substantial outbuilding equipped with lighting and power sockets, offering excellent potential as a home office or studio. The shed is divided into two rooms, providing flexible use and valuable storage. The garden is north-west facing, enjoying extended sunlight during the afternoon and evening.

Location

The property is located in the heart of Church Crookham close to local shops and schools. 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).

















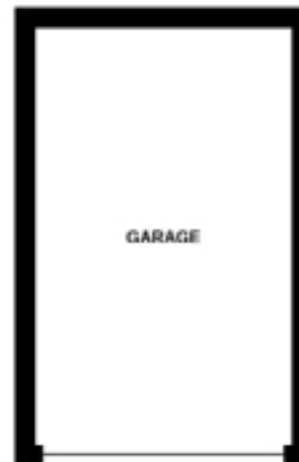




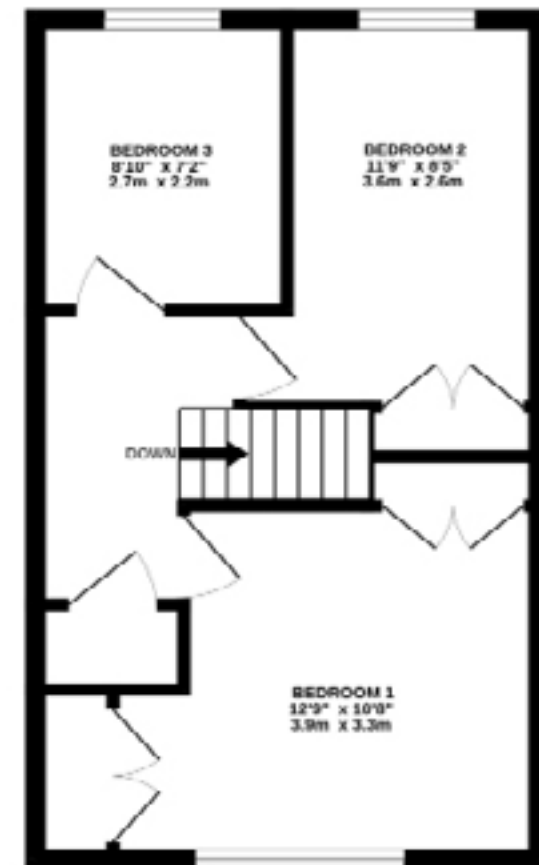




GROUND FLOOR



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 at 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

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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 (67)
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 8BY

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 D

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