

Rounton Road, Fleet Four-Bedroom Detached Home



Rounton Road, Fleet, Hampshire, GU52 6HA

Property

A beautifully presented four-bedroom detached family home, located in a sought-after residential area of Church Crookham. This well-maintained property offers generous living space throughout and excellent potential for further extension (subject to planning permission).

Ground Floor

Upon entering the property, you are greeted by a spacious entrance hall which includes a convenient downstairs cloakroom. The front to back kitchen serves as a superb entertaining space for the whole family to enjoy. It comes fully equipped with a wide selection of eye and base level units under a generous work surface. The kitchen is also fitted with integrated appliances, a breakfast bar, and ample room for a full-sized dining table. Adjacent to the kitchen is a useful utility/boot room, also providing access to the garage.

On the opposite side of the ground floor is a well-proportioned living room featuring an electric fireplace. This space flows into a bright and airy sunroom, a rear extension that enhances the living space and fills the home with natural light.

First Floor

The first floor comprises four double bedrooms, all generously sized. Three of the bedrooms benefit from built-in wardrobes, offering plenty of storage. The family bathroom facilities are thoughtfully arranged with a separate WC and a bathroom with bathtub.

Outside

The rear garden has been lovingly maintained over the years and offers a mature, private outdoor space full of established plants and greenery. A large patio wraps around the front section of the garden, creating an ideal area for outdoor dining and relaxation. Towards the rear of the garden is a good-sized shed, perfect for storage or potential workshop use

Location

Situated in the desirable area of Church Crookham, this home provides easy access to the Basingstoke Canal, offering scenic walks, cycling paths, and jogging trails for outdoor enthusiasts. Community Centre providing a range of family friendly activities as well as an enclosed play area. There is a useful convenience store, with further supermarkets available close by. 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.









































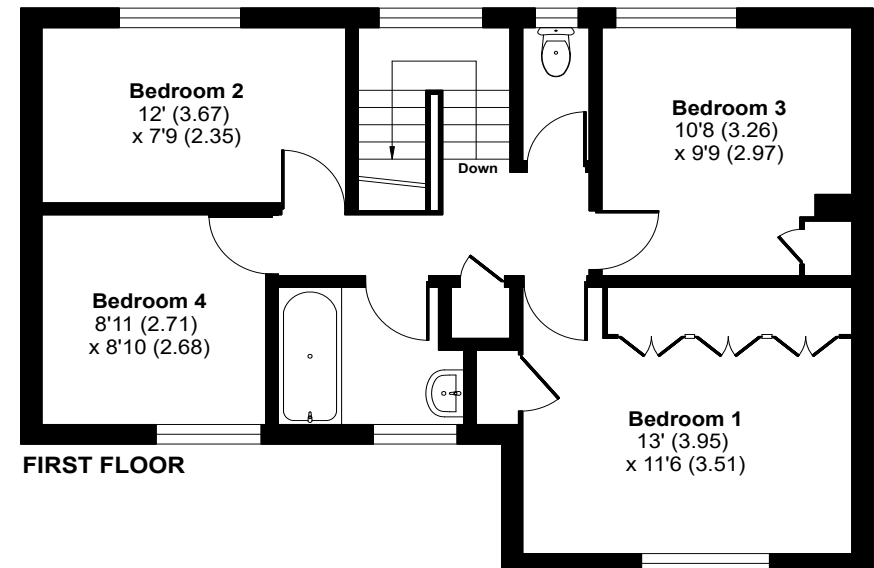
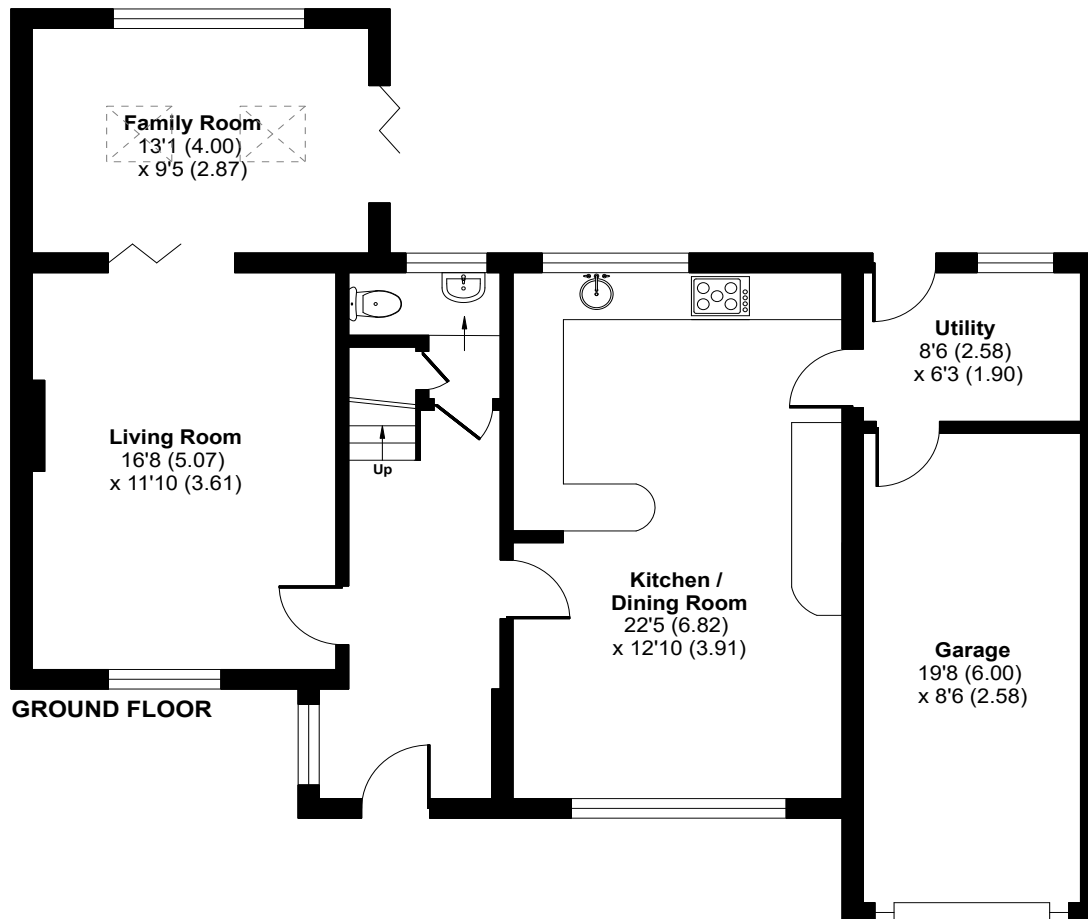
Rounton Road, Church Crookham, Fleet, GU52

Approximate Area = 1421 sq ft / 132 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1588 sq ft / 147.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1301779

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 - C (70)
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 6HA

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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