

Nursery Cottage, Fleet
Three Bedroom Cottage



Nursery Cottage, Fleet, Hampshire, GU51 5SY

This Property

A delightful 1930s cottage situated in the sought-after Crookham Village, offering picturesque views across open fields and the Basingstoke Canal. Arranged over two floors and a converted loft, the property offers flexible accommodation with two to three bedrooms, and potential to reconfigure existing spaces to suit a variety of needs. The property also benefits from a driveway with parking for two vehicles.

Ground Floor

Upon entering the home, you are welcomed into a spacious living room featuring an open log fireplace, a charming focal point, and generous living space which flows seamlessly into the kitchen. The kitchen, thoughtfully refurbished by the previous owner, is fitted with integrated appliances, quartz worktops and an oak wood breakfast bar. The ground floor has a stylish bathroom with a shower, along with two additional reception rooms, previously used as bedrooms, which could easily serve as a study, playroom. A heated conservatory to the rear of the house provides year-round enjoyment and offers lovely views over the garden and canal.

First Floor

The first floor comprises two well-proportioned double bedrooms. The principal bedroom is particularly spacious and bright, enjoying large windows and delightful views. A modern family bathroom is also located on this floor, equipped with a three-piece suite including a bathtub with overhead shower.

The loft has been converted into a versatile bonus space, accessed through the main bedroom, ideal as a home office, studio or additional storage space. This space enjoys ample natural light from large windows which also frame scenic views.

Outside

The rear garden has been attractively landscaped and includes a generous patio area leading to a lower sunken terrace, a perfect setting for outdoor entertaining or simply enjoying the views of the Basingstoke Canal. The east-facing garden benefits from sunlight for most of the day. In addition, there is a large shed with power and lighting, offering excellent storage or potential to be converted into a home gym, studio or further living space.

Location

This property is located in Crookham Village offering excellent commuter links with close access to the M3 and Fleet train station, which is approximately 3 miles away and serves London Waterloo in approximately 40 minutes.

There are several excellent senior and primary schools close by, with Dogmersfield Village Infant & Primary School being under a mile away.

There is a range of public houses and restaurants within walking distance in the village and also Basingstoke Canal is a short walk away, offering lovely walks. The historic market towns of Fleet, Odiham and Farnham are within easy reach. Heathrow Airport is about 25 miles and Farnborough Airport is about 7 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 6 miles).





































Crondall Road, Crookham Village, Fleet, GU51

Approximate Area = 1427 sq ft / 132.5 sq m

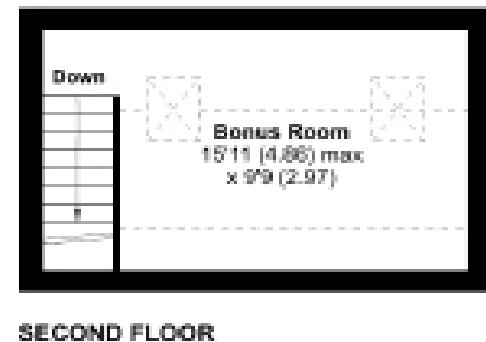
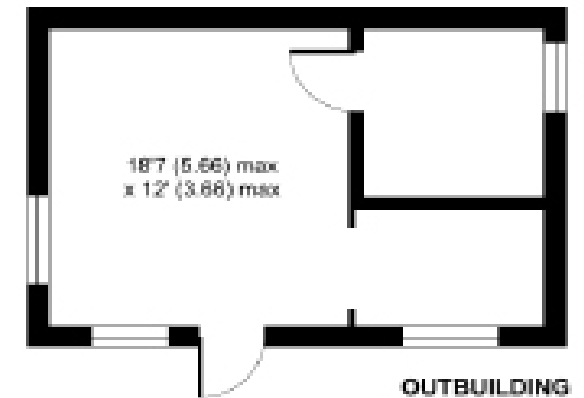
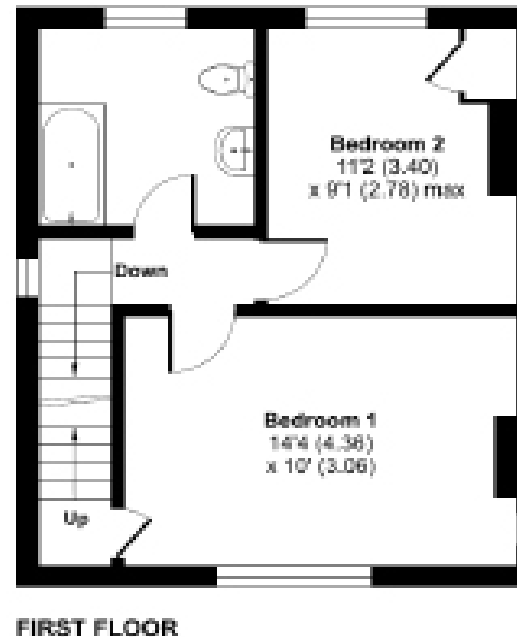
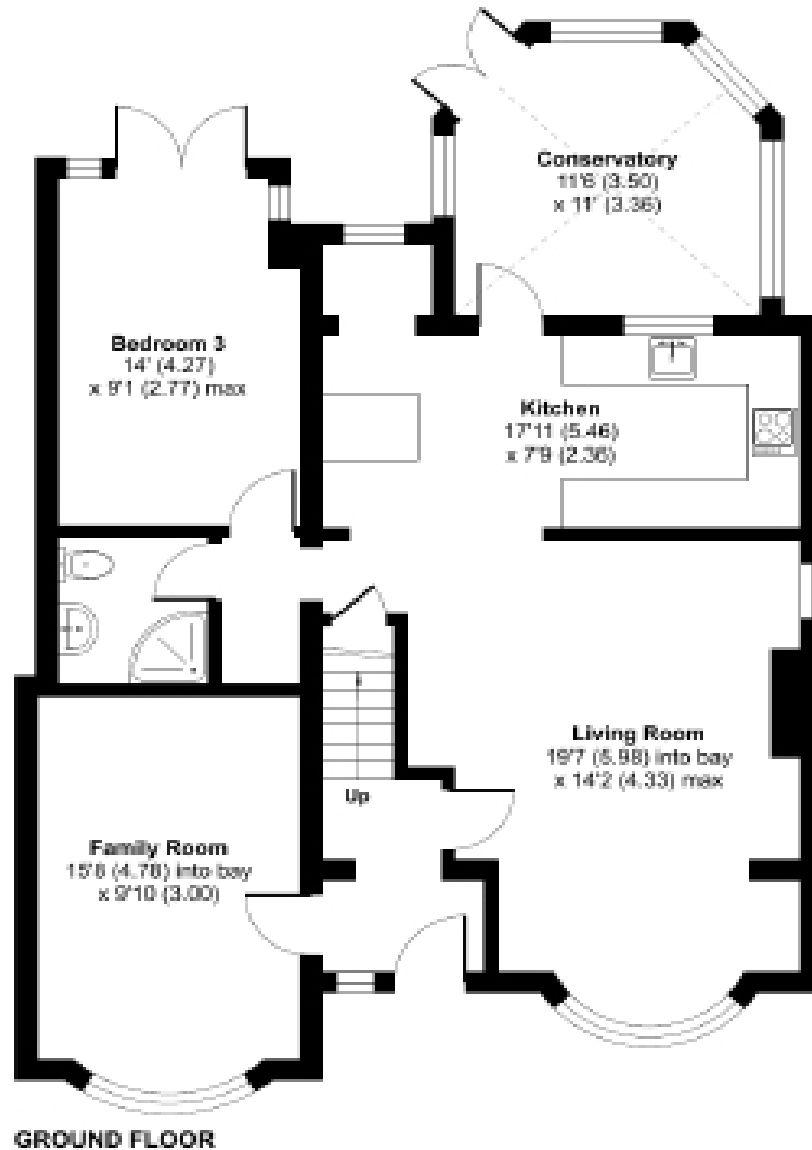
Limited Use Area(s) = 92 sq ft / 8.5 sq m

Outbuilding = 223 sq ft / 20.7 sq m

Total = 1742 sq ft / 161.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © e2i/hcom 2023. Produced for McCarthy Holden. REF: 1257937

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 (62)
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 5SY

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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