

# Tudgey Gardens, Crookham Village Two Bedroom Semi-Detached Home



# Tudgey Gardens, Crookham Village, Hampshire, GU51 5BZ

## The Property

Situated within the sought after Crookham Village, this two-bedroom semi-detached home is part of an exclusive development constructed by Taylor Wimpey in 2016. Offered to the market with spacious and flexible accommodation throughout, benefits to this property include driveway parking leading to a single garage, two bathrooms and an enclosed rear garden backing onto open countryside.

## Ground Floor

Accommodation comprises of a bright and airy entrance hall leading to the kitchen which has been finished to a high standard with a range of fully fitted integrated appliances including oven, hob, dishwasher, fridge/freezer and additional appliance space. Steps from the hall lead down to the living/dining area which offers spacious accommodation, under stairs storage and access to the rear garden through a set of French Doors. The ground floor accommodation is finished with a downstairs cloakroom.

## First Floor

Upstairs the property offers two generous bedrooms. The main bedroom offers an en suite shower, plenty of space for storage and views over the rear garden and fields beyond. The

first-floor accommodation is finished with a family bathroom which offers sink, toilet, and bath.

## Outside

To the front the property offers driveway parking leading to the single garage. The beautifully presented rear garden is enclosed by fencing and mainly laid to lawn with well-established flowers and shrub beds. Outside the rear of the property, you will find a patio area ideal for al fresco dining. At the bottom of the garden the owners have created a small children's play area which could be changed into a second patio area. Access to the garage can be found within the garden and Tudgey Gardens offers plenty of visitor parking bays.

## Location

Crookham Village is steeped in history. The Basingstoke Canal passes through Crookham Village, and a wharf once existed at the historic former Chequers public house, now rebuilt and renamed The Exchequer. Here, timber was loaded and coal unloaded. A picnic area is now at the site, and the towpath provided is used by walkers. Another of the village pubs, the Fox and Hounds, was host to the Fleet Folk club from the 1960s until 2001 when redevelopment work at the pub removed the venue. The club was run independently of the pub management

in a separate function room and gained a reputation for featuring high quality musicians in the tiny room, often early appearances by artists later to become famous. The Black Horse was the village's third pub but it's been converted in to the Spice Merchant Thai Food Restaurant.

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

Tax band is D and local council is Hart District.

Tudgey Gardens has a service charge of £400P/A.



















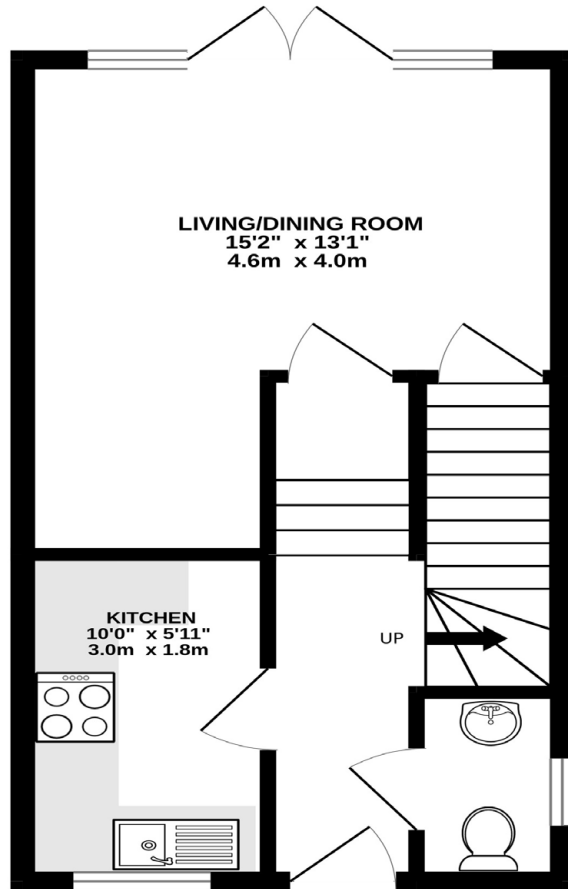




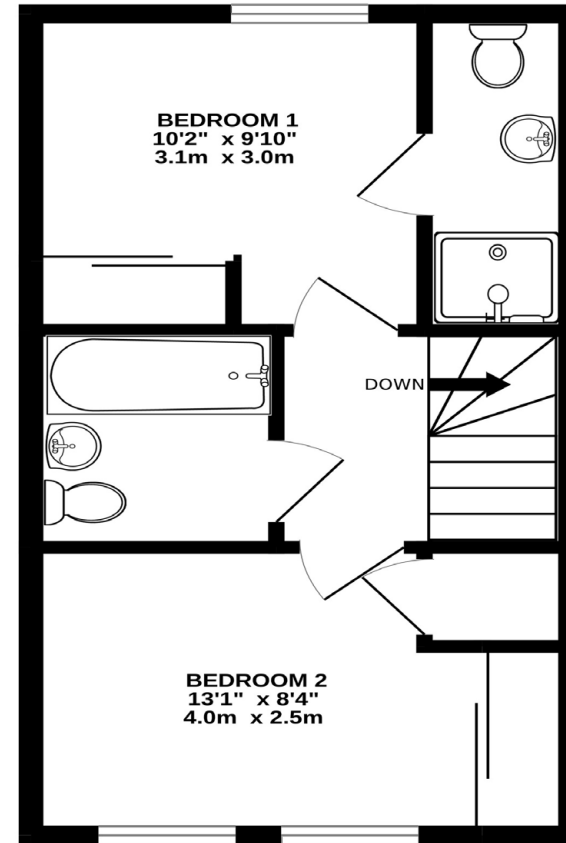




GROUND FLOOR



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 are shown below.





## Consumer Protection Regulations

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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.

### Services & Material Information

Water – Mains  
Gas – Mains  
Electric – Mains  
Sewage - Mains  
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs  
EPC - B (82)  
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/>  
Accessibility Accommodations - None

Directions - Postcode GU51 5BZ. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

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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