

Crookham Village, Hampshire  
Three Bedroom Character Home





# Two Ponds, Crondall Road, Crookham Village, Fleet, Hampshire, GU51 5SZ

## The Property

Set in grounds of around 3.24 acres, this charming Grade II listed cottage, full of character and boasting many original features including original fireplaces with log burners, latch doors and beamed ceilings, is situated in Crookham Village within the picturesque Hampshire countryside.

The property benefits from; three bedrooms, two bathrooms, three reception rooms, kitchen/breakfast room and externally, gardens, stables, sand school, paddock, driveway and double oak framed car port.

## Ground Floor

You are welcomed into the entrance hallway with a picture window overlooking the beautiful garden.

The elegant drawing room with feature log burning stove and exposed beams has double doors out to the garden. A separate dining room also boasts a feature fireplace and exposed beams. There is a further reception room currently being used as a study.

The light, bright, fitted kitchen/breakfast room has been tastefully updated and benefits from integrated Miele appliances, and granite work surfaces. A utility/boot room, with direct access out to the rear garden leads to a spacious, contemporary wet room which has been added by the current owners.

## First Floor

There is a generous landing area leading to three good sized bedrooms. The main double aspect bedroom enjoys views over the garden and fields and benefits from built-in wardrobes and eaves storage. The second bedroom has a walk-in wardrobe which leads through to the landing and could provide a fourth room. The third bedroom overlooks the garden to the rear. There is a separate fitted family bathroom suite.

## Outside

The spectacular enclosed gardens wrap around the cottage and are mainly laid to lawn with mature flower beds, shrubs and trees with a natural wooded area to the rear providing a pleasant backdrop. A pretty summer house makes a perfect entertaining/dining space. Immediately outside to the rear is a generous patio area ideal for enjoying the sunshine and taking in the wonderful views over the garden.

To one side, largely screened from the garden and house, are stables/outbuildings, sand school and paddock which can be accessed via a separate driveway.

Access to the property is via a gated gravel driveway with ample parking for several cars. The driveway leads to a double oak framed carport with lighting and power.

## Location

Crookham Village has a rich local history and enjoys rural surroundings yet with convenient access to local road and rail links.

Nearby Odiham offers a range of shops and amenities including Doctors, Optician and Dentists as well as a Post Office and restaurants, pubs and coffee shops and a weekly Friday market.

More comprehensive shopping and recreational facilities can be found in nearby Fleet and Farnham. There are a number of well-regarded schools within the local area including three infant schools, Court Moor and Calthorpe Park Secondary School. In addition, many of the independent schools are within easy reach.

Crookham Village is well placed for local and regional communications being within 3 miles of Junction 5 of the M3 and with easy access to local mainline stations of Fleet, Hook and Winchfield serving London Waterloo.

Tax Band G, Hart District Council.

























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# Crondall Road, Fleet, GU51

Approximate Area = 2254 sq ft / 209.4 sq m (excludes carport)

Limited Use Area(s) = 75 sq ft / 7 sq m

Garage = 217 sq ft / 20.1 sq m

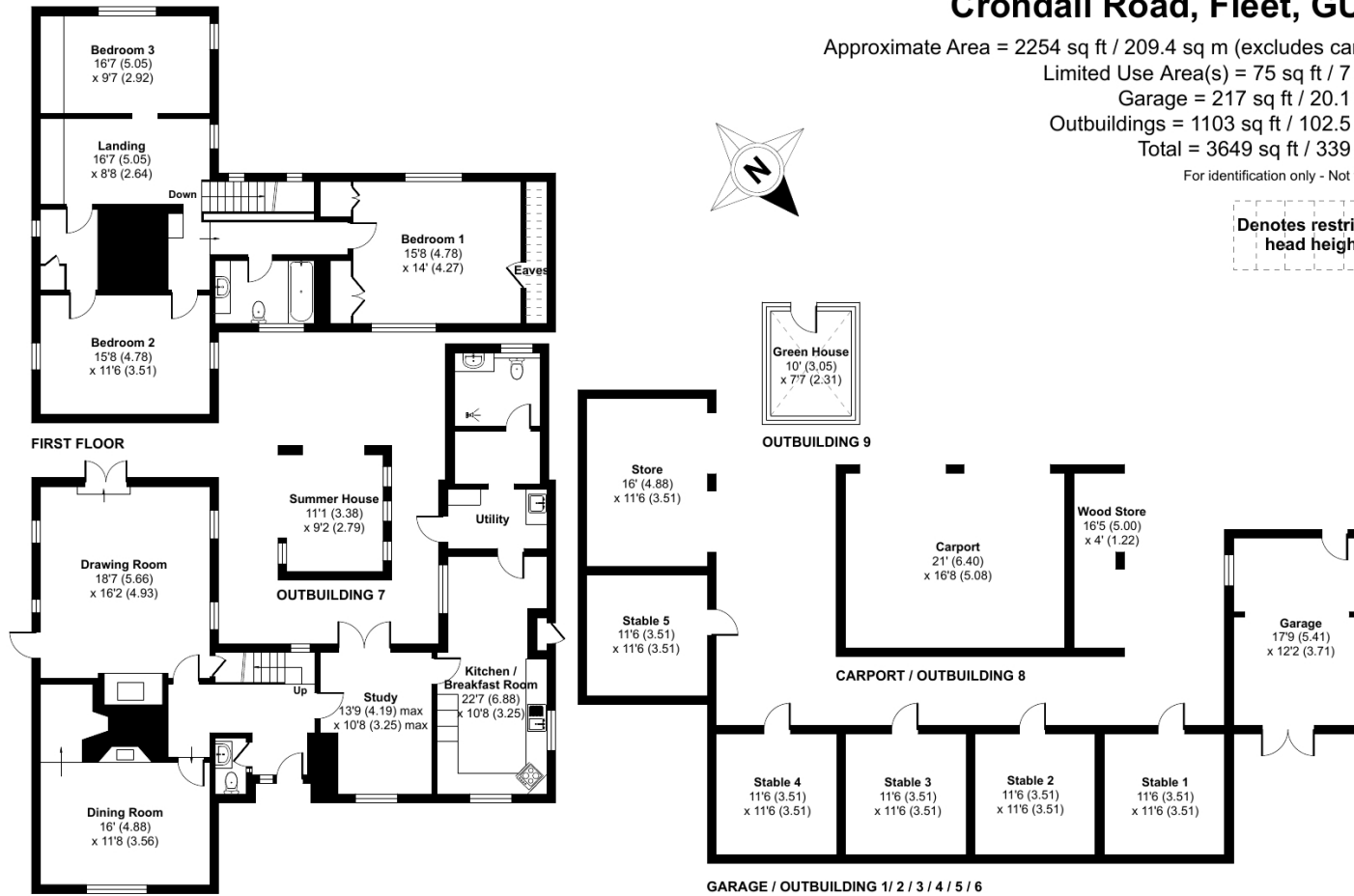
Outbuildings = 1103 sq ft / 102.5 sq m

Total = 3649 sq ft / 339 sq m

For identification only - Not to scale



Denotes restricted head height





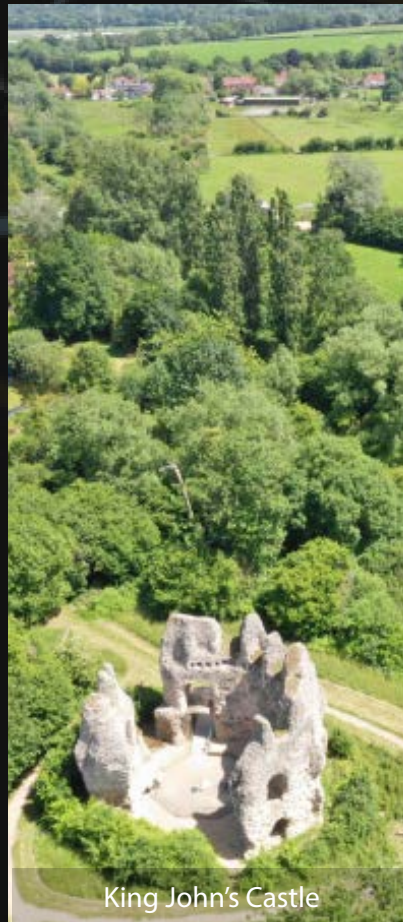
## Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 3 miles of the property.



All Saints Church



King John's Castle



Farnham Castle



Canal Crookham Village



Fleet Pond



## 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 GU51 5SZ. 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: 01256 704851

### Services

Mains water electricity, and gas  
Private Drainage

### Local Authority

Hart District Council  
01252 622122  
Band G

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)