

Reading Road South, Fleet
Four Bedroom Detached



Reading Road South, Fleet, Hampshire GU52 7UA

Property

This well presented four-bedroom detached family home combines character, history, and modern living. Believed to have originally been constructed in 1826 as a Meeting House, the property has since undergone extensive renovation and thoughtful extension under the current owners, transforming it into a spacious and stylish home ideal for contemporary family life.

Ground Floor

The ground floor accommodation offers a versatile and flowing layout, beginning with an entrance porch that leads into a welcoming living room and an additional reception room. There is also a convenient cloakroom and a utility room. At the heart of the home lies an impressive open-plan farmhouse-style kitchen with a dining area, seamlessly connecting to a recently added orangery/family room. This bright and modern space features bi-fold doors that open out onto the garden, creating a superb setting for both everyday living and entertaining.

First Floor

Upstairs, the home continues to impress with four well-proportioned bedrooms. Two of the bedrooms benefit from their own en suite facilities, offering privacy and convenience. One of the remaining rooms is currently arranged as a dressing room, adding flexibility to suit different lifestyle needs. A centrally located family bathroom completes the rest of the first floor.

Outside

A block-paved driveway provides substantial parking and leads to a detached double garage, which includes a separate office/storeroom and an additional shower room. The landscaped rear garden has been thoughtfully designed with a large patio area, lawn, and feature pond. A second porcelain patio to the rear, complete with a gazebo and built-in brick barbecue.

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. Zebon Copse benefits from its own 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.















































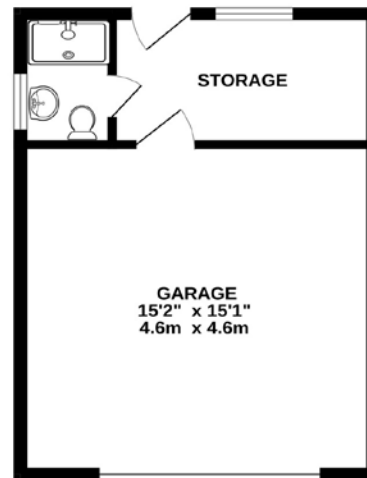
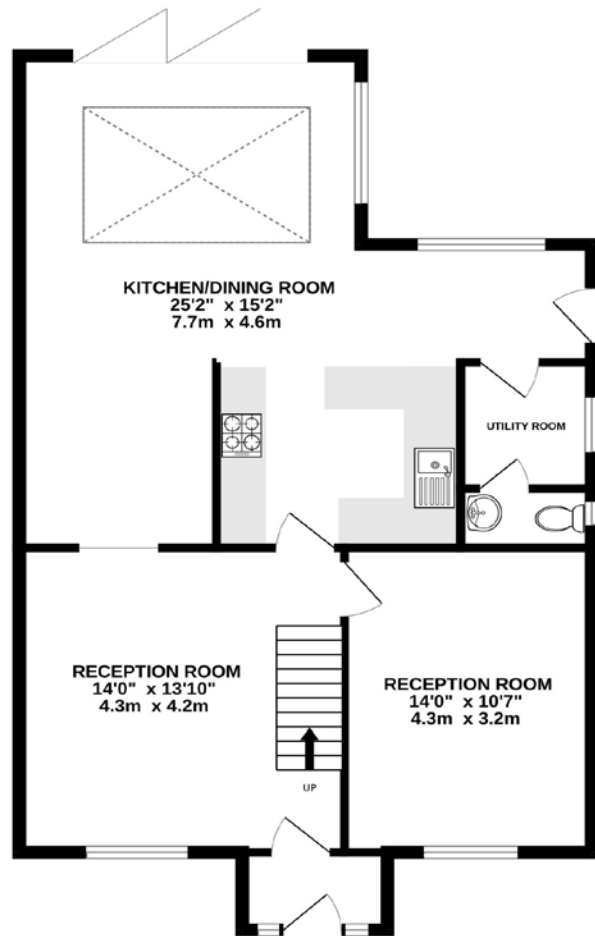




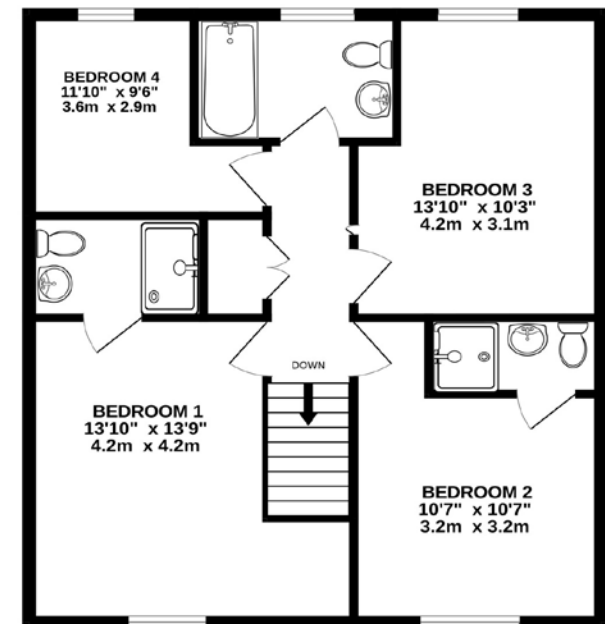




GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1832 sq.ft. (170.2 sq.m.) approx.

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 & 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 (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 GU52 7UA

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 E

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