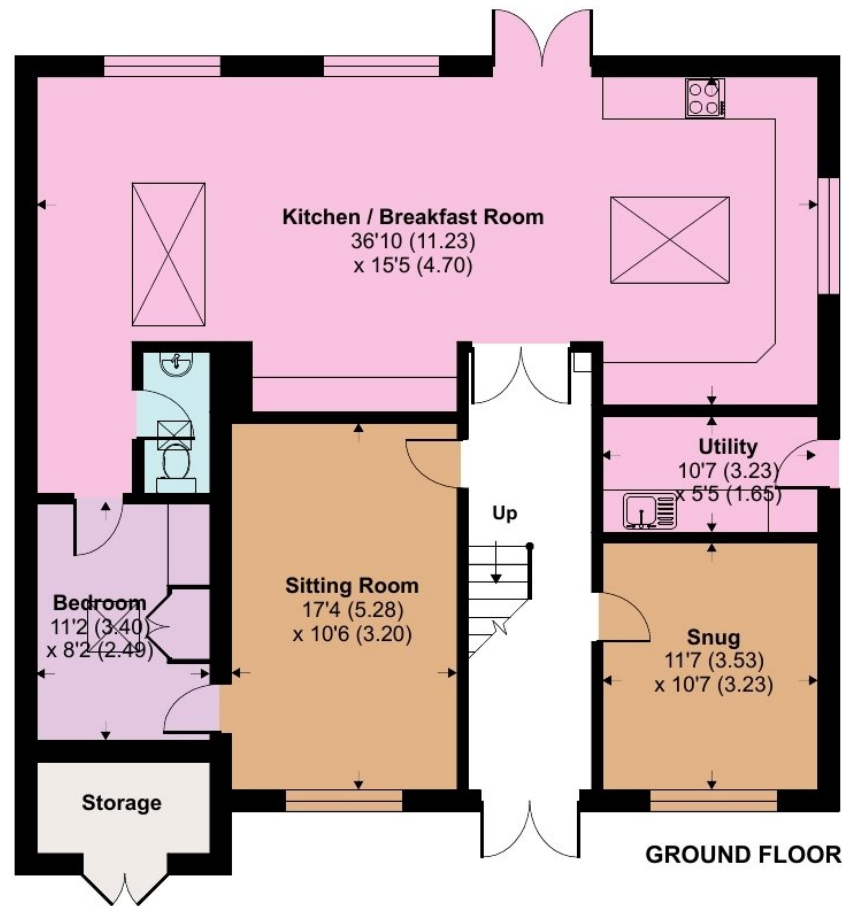
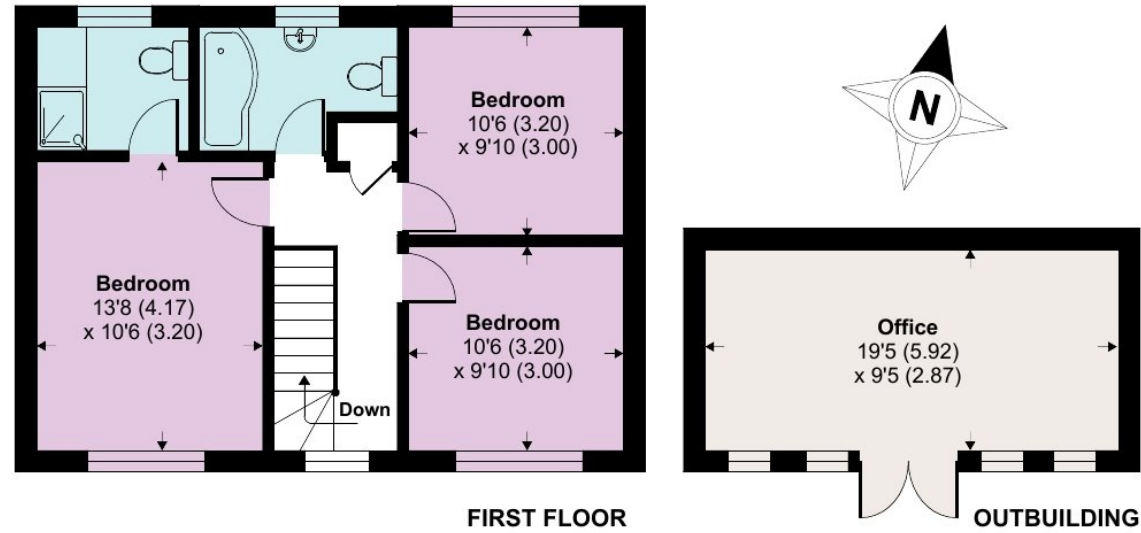


Christchurch Close, Church Crookham, Fleet, GU52

Approximate Area = 1767 sq ft / 164.2 sq m
 Outbuilding = 185 sq ft / 17.2 sq m
 Total = 1952 sq ft / 181.3 sq m
 For identification only - Not to scale



Christchurch Close, Church Crookham, Fleet, Hampshire, GU52

Guide Price £850,000

This attractive family house, located in the ever so popular village of Church Crookham offers immaculately presented accommodation which has been recently extended and renovated, with a plot circa 0.25 acre.

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ACCOMMODATION

- High specification kitchen/family/breakfast 'hub' room
- Multiple reception rooms
- Four double bedrooms
- Immaculately presented
- Large gravelled driveway
- Insulated outside office
- 0.25 acre garden

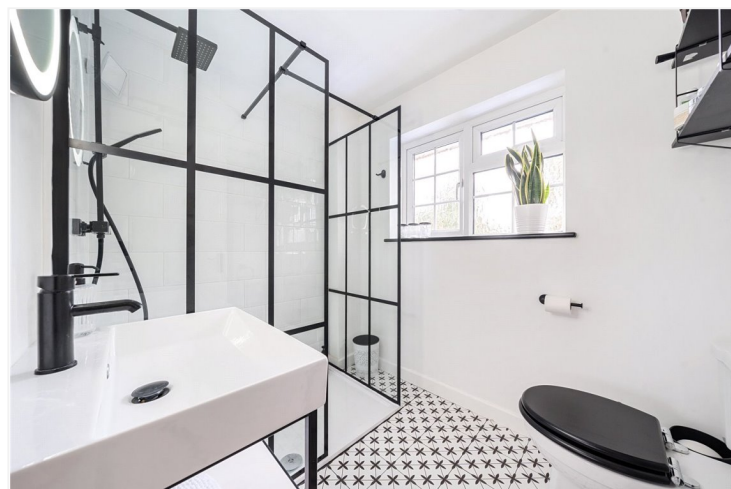
DESCRIPTION

Set on a plot circa 0.25 acres, this attractive home has recently been decorated and extended by the current owners and offers some incredibly trendy and functional rooms.

Upon entering, there is a large entrance hallway, impressive bespoke open plan kitchen/breakfast/family room hub with central island, integrated appliances and doors onto large rear garden. There is a double bedroom, large smart sitting room/study, impressive snug/playroom and a large utility room with access to the garden. The ground floor also benefitting from a downstairs cloakroom.

In addition, on the first floor there is a principal bedroom with fitted shutters and a newly finished en suite shower room, a further two double bedrooms, loft storage, family bathroom and airing cupboard.

Outside, this fantastic garden is most secluded and consists of a generous expanse of lawn, a fully insulated home office with power and Wifi, well-maintained and established hedgerows and shrubs. There is side access to the property and is bordered by fencing and hedging. At the front of the house there is a large gravelled driveway with parking for several vehicles.



LOCATION

Situated on the southern fringes of Fleet town, Church Crookham 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.

The town centre offers comprehensive shopping and leisure facilities, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.

LOCAL AUTHORITY

Hart District Council

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	