

Two Bedroom Coach House
Crookham Park



Ashley Walk, Church Crookham, Fleet, Hampshire, GU52 8BU

The Property

A two double bedroom detached coach house offered to the market in excellent decorative order, situated on the popular Crookham Park development. The property enjoys stunning views over the apple orchard.

Accommodation

Accommodation comprises; open plan kitchen/diner/living room with balcony, two double bedrooms and a family bathroom. Bedroom one further benefits from an en-suite.

The property has many additional upgrades including marble worktops in the kitchen, upgraded flooring and newly re-fitted en-suite with rainfall shower head.

Outside

Externally the property boasts a storage cupboard, driveway parking along with a garage.

Location

Crookham Park boasts a variety of open space, children play areas and SANGS land leading to the village of Ewshot. In addition there is a Sainsburys local and infant school. Fleet and Farnham are both within easy access and offer extensive shopping and leisure facilities as well as infant, junior and senior schools, churches of various denominations and health care services. Both towns have mainline railway stations offering regular services to London Waterloo.













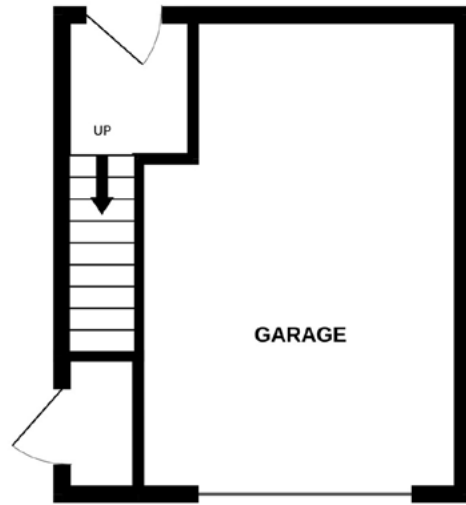




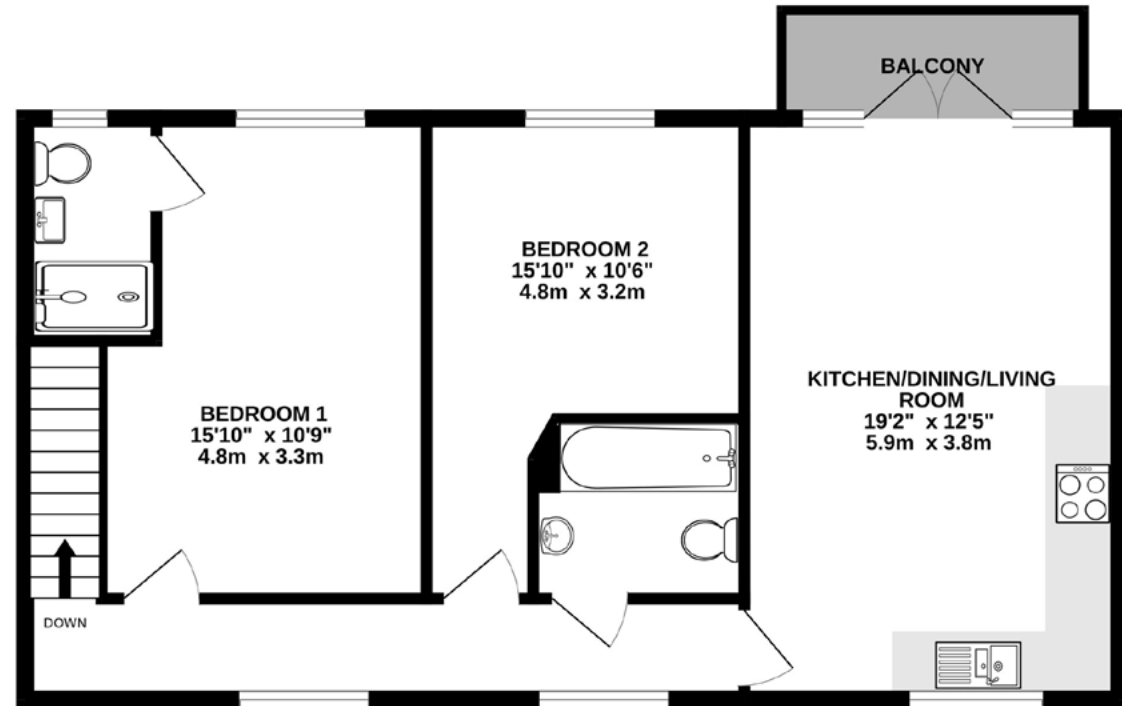




GROUND FLOOR



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

Fleet offers a good selection of amenities including schools, sports, leisure and shopping facilities, bars, restaurants and coffee shops plus excellent commuter links via Fleet mainline railway station and the M3 motorway.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Woods Backing onto Fleet Pond



Fleet Pond/Station

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.

Directions - Postcode GU52 8BU. 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: 01252 620640

Services

Mains electricity, water and drainage.
Gas fired central heating.
EPC Rating B (87)

Local Authority

[Hart District Council](#)
[Council Tax band - C](#)

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