

# Rounton Road Four Bedroom Detached Property



## 54 Rounton Road, Church Crookham, Fleet, Hampshire, GU52 6JH

### The Property

A substantially extended family home with flexible accommodation in excess of 2,400 sq. ft. arranged over two floors. Boasting a 0.2 acre plot, the property is located within the popular Church Crookham area of Fleet, ideally situated for the comprehensive amenities of Fleet town centre and within easy access of Fleet mainline railway station. Rounton Road is conveniently located for local schools and countryside walks.

### Ground Floor

The ground floor accommodation consists of a 26 ft. double aspect living room which then leads into the sun room, which is light and airy and enjoys views over the garden. On the opposite side of the hallway is a family room/study which is ideal for working from home.

The beautifully presented kitchen/breakfast room is fitted with a range of eye and base level units and benefits from a range of fitted appliances. There is also a utility room adjacent to the kitchen.

### First Floor

On the first floor are four double bedrooms and the family bathroom. Bedroom one is fitted with a range of fitted wardrobes and has an en-suite shower room. Bedrooms two and three also benefit from fitted wardrobes.

### Outside

A particular feature of the property is the 0.2 acre plot. The front offers driveway parking for several vehicles leading to a double garage. The south/westerly facing rear garden has a patio immediately to the rear of the property accessed via the sun room, kitchen and utility. The majority of the garden is lawned with an extensive range of mature trees and shrubs. In addition there is another patio which overlooks the pond.

### Location

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, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.









































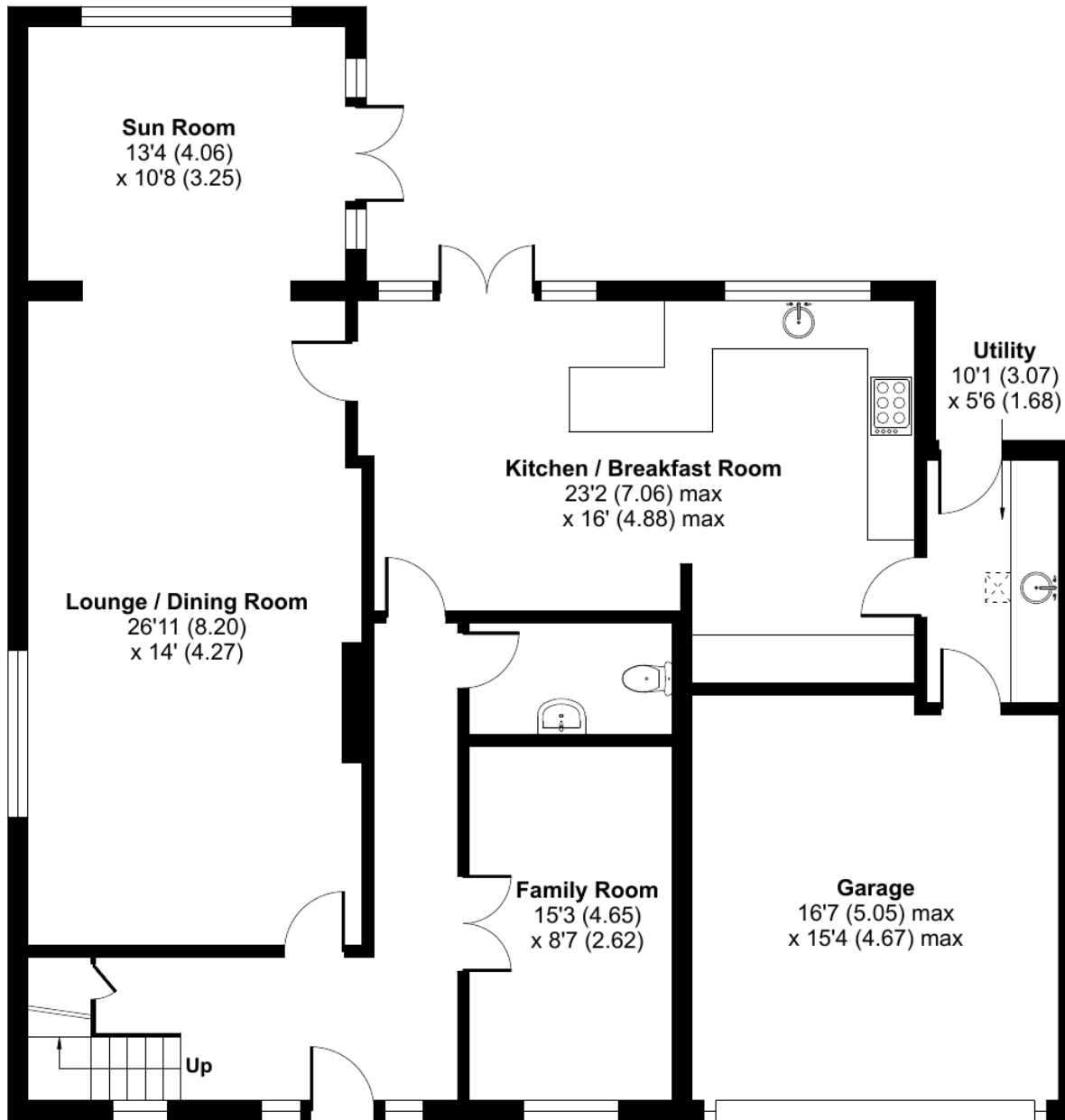
# Rounton Road, Fleet, GU52

Approximate Area = 2184 sq ft / 202.9 sq m

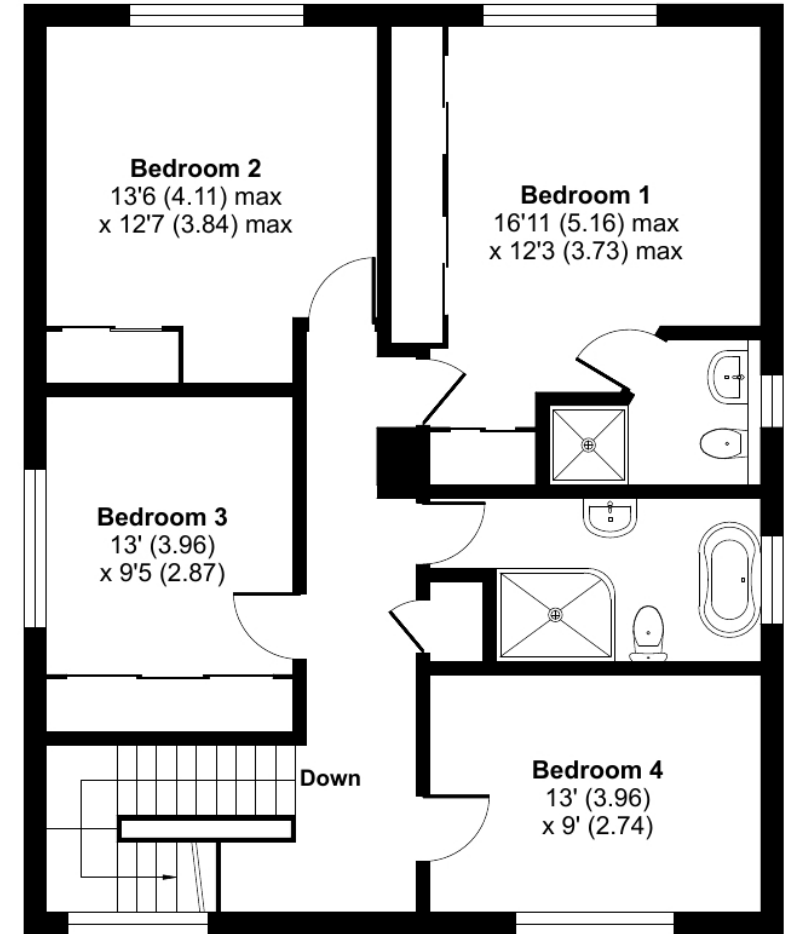
Garage = 256 sq ft / 23.8 sq m

Total = 2440 sq ft / 226.7 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for McCarthy Holden. REF: 1087754

# Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

## 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 GU52 6JH. 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 Central Heating  
EPC Rating - C (69)

### Local Authority

[Hart District Council](#)  
[Council Tax Band - G](#)

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