

The Street, Crookham Village
Grade II Listed Property



The Street, Crookham Village, GU51 5SJ

The Property

Constructed approximately three hundred years ago and situated in the popular Crookham Village is this Grade II Listed, three bedroom, semi-detached property.

Ground Floor

Throughout the ground floor are the original, low level, wooden beams accentuating the character of this property. Immediately through the front door is the cosy living room with open fireplace. To the right of the living room is the dining room with its own wood burning stove built-in to the fireplace. Through to the rear of the property is the kitchen, with views on to the garden, and off the kitchen are the utility room and study.

First Floor

Upstairs are three good sized bedrooms and a family bathroom.

Outside

The property sits on a generous sized plot with a stunning 130ft garden which backs on to open fields. The majority of the garden is laid to lawn and lined with a selection of trees and shrubs down each side. The driveway leads down the left-hand side of the property and has space for several vehicles. There is also a double garage.

Location

Crookham Village is steeped in history. The Basingstoke Canal passes through Crookham Village, and a wharf once existed at the historic former Chequers public house, now rebuilt and renamed The Exchequer. Here, timber was loaded and coal unloaded. A picnic area is now at the site, and the towpath provided is used by walkers. Another of the village pubs, the Fox and Hounds, was host to the Fleet Folk club from the 1960s until 2001 when redevelopment work at the pub removed the venue. The club was run independently of the pub management in a separate function room and gained a reputation for featuring high quality musicians in the tiny room, often early appearances by artists later to become famous. The Black Horse was the village's third pub but it's been converted in to the Spice Merchant Thai Food Restaurant.

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, schools for all age groups, churches of various denominations and various health care services.









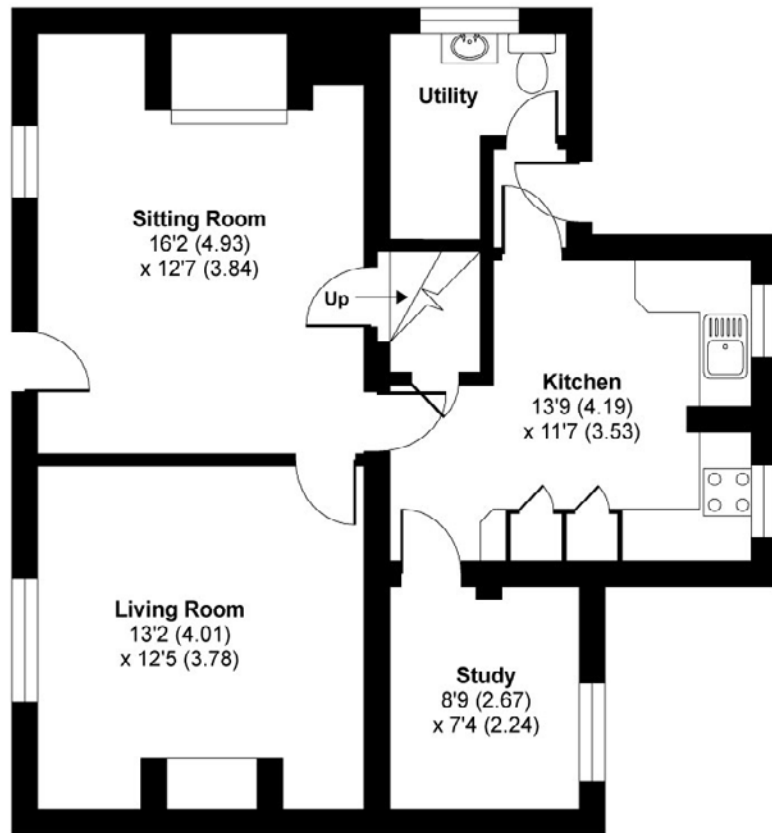
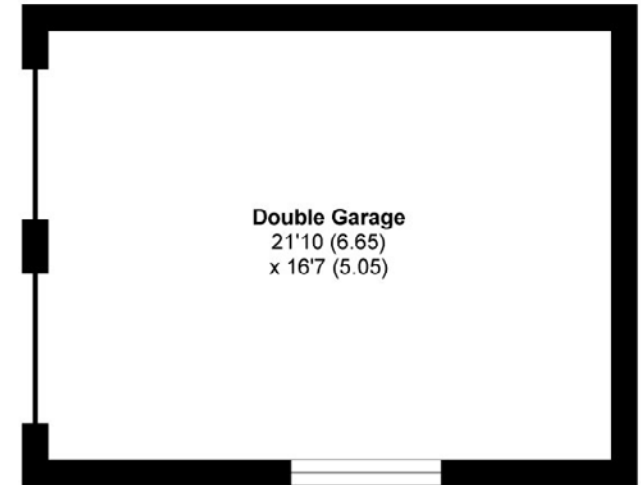




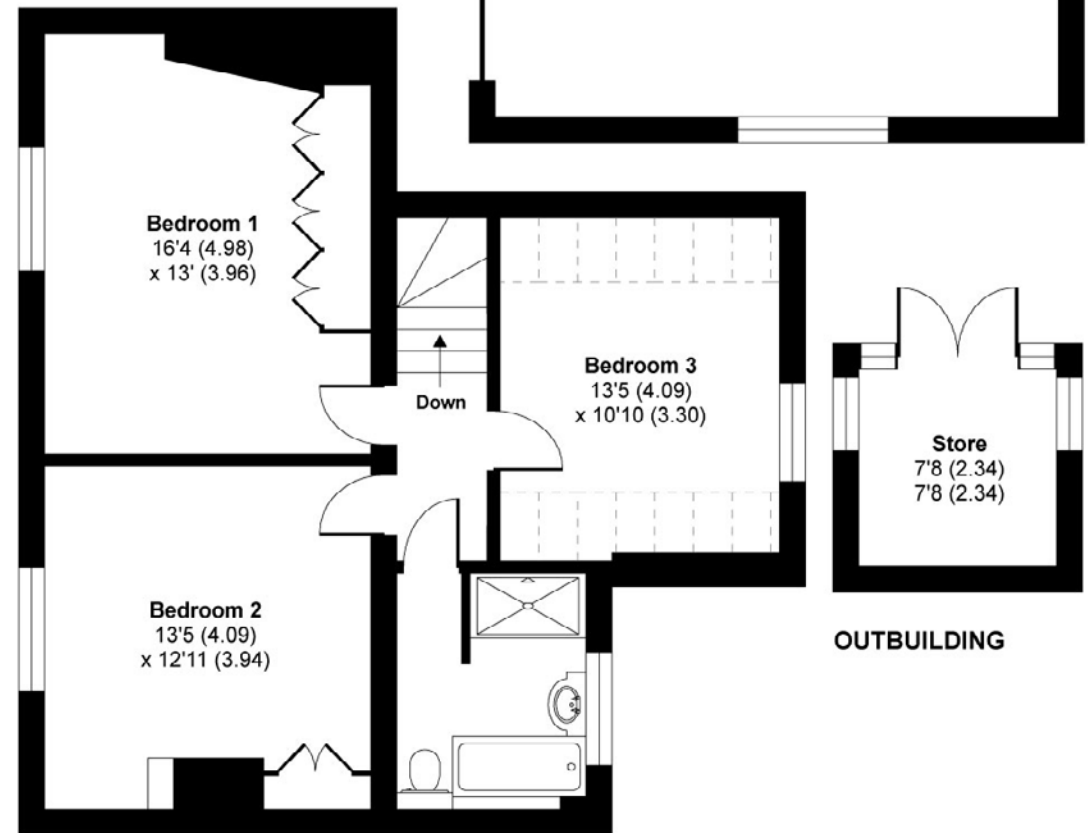


The Street, Crookham Village, Fleet, GU51 5SJ

APPROX. GROSS INTERNAL FLOOR AREA 1682 SQ FT 156.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.







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).

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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 GU51 5SJ. 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

Local Authority

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

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