



16 Hollytrees, Church Crookham

Fleet

McCarthy
Holden

Guide Price £750,000



16 Hollytrees

Church Crookham, Fleet

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Non Estate Location
- Close to Local Schools
- Double Garage & Driveway Parking
- Popular Cul-de-Sac Location
- Potential for Extension
- Close to Basingstoke Canal



The Property

Situated within a sought after cul-de-sac location close to Fleet town centre and local schools, this four bedroom detached family home built by the renowned local builder Herbert Pool Ltd has been modernised by the current owners to create spacious and flexible accommodation throughout. Benefits to this property include a private enclosed rear garden, ample driveway parking leading to the double garage and scope for further extension STPP.

Ground Floor

The accommodation on the ground floor comprises of a light and airy entrance hall which offers a wonderful bespoke wood and glass staircase. The light and airy living room is double aspect with parquet flooring and patio doors giving you access to the rear garden. The kitchen offers a range of fully fitted units with integrated appliances including oven, hob with plenty of additional appliance space. Within the kitchen you have access to the utility room which also gives you access to the double garage and rear garden. The ground floor accommodation is finished with a dining room and downstairs W/C.

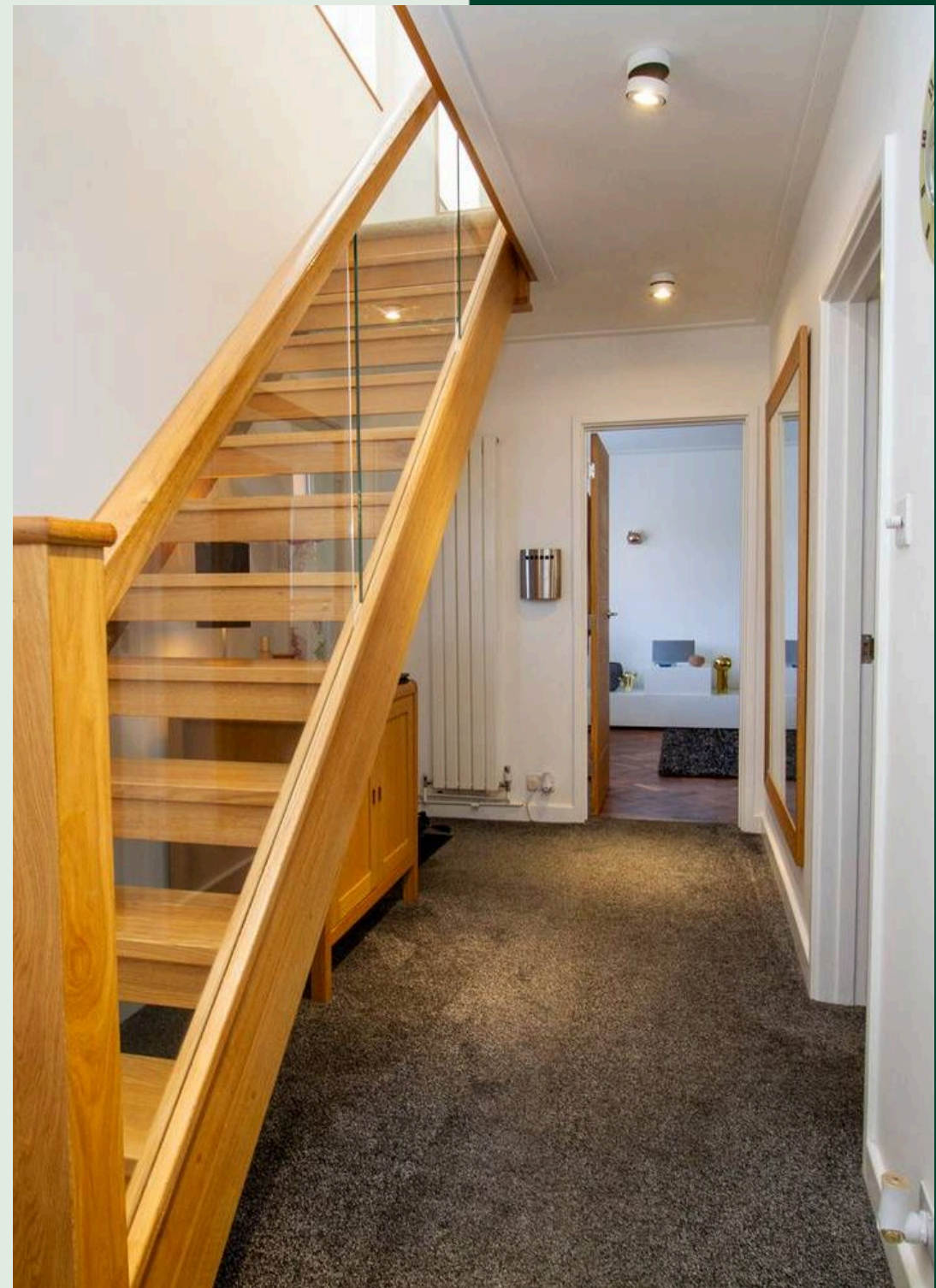
First Floor

Upstairs the property offers four generous bedrooms with three of the bedrooms offering built-in wardrobes. The first-floor accommodation is finished with a family bathroom.

Outside

The enclosed rear garden is mainly laid to lawn with well-established flowers and shrub beds throughout. At the rear of the property, you will find a patio area ideal for al fresco dining.

At the front the property offers ample driveway parking leading to the double garage.



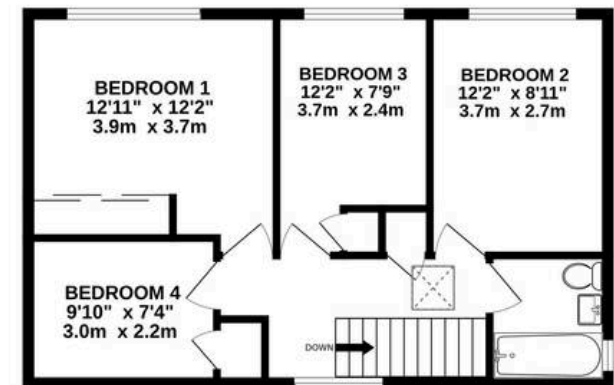




GROUND FLOOR



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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