



Tudgey Gardens | Crookham Village | Fleet | GU51 5BZ

Offers In The Region Of £625,000

Freehold

**Waterfords**  
Residential Sales & Lettings



## Tudgey Gardens | Crookham Village Fleet | GU51 5BZ

This beautifully presented three-bedroom link-detached home offers a perfect blend of character and modern living, having been sympathetically extended in 2017. With two years remaining on the NHBC warranty, this property provides peace of mind for future homeowners.

- 2 Years remaining on NHBC warranty.
- 3 bedroom link detached sympathetically extended in 2017.
- Downstairs cloakroom.
- Fully fitted Kitchen Breakfast Room.
- Split level sitting room.
- Extension providing Dining Room with skylight window and views over the rear garden.
- Backing onto the parish of Dogmersfield and open farmland.
- Three good size bedrooms.
- Family bathroom.
- Attached garage with attic space for storage.







## Property description

This beautifully presented three-bedroom link-detached home offers a perfect blend of character and modern living, having been sympathetically extended in 2017. With two years remaining on the NHBC warranty, this property provides peace of mind for future homeowners.

The home features a spacious split-level sitting room, creating a unique and stylish living space. The extension has introduced a bright and airy dining room, complete with a skylight window and stunning views over the rear garden. A modern, fully fitted kitchen breakfast room provides an ideal setting for everyday living and entertaining.

For added convenience, the property includes a downstairs cloakroom. The three well-proportioned bedrooms offer ample space for families or those requiring extra room, while the family bathroom is designed for comfort and functionality.

An attached garage provides additional practicality, complete with attic storage for extra space. Situated in a highly desirable location, the property backs onto the parish of Dogmersfield and open farmland, offering breathtaking rural views and a tranquil setting.

This fantastic home is perfect for those seeking a well-appointed property in a sought-after location. Contact us today to arrange a viewing!

Disclaimer: This Information has been obtained and provided by the Property Owner

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As







your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

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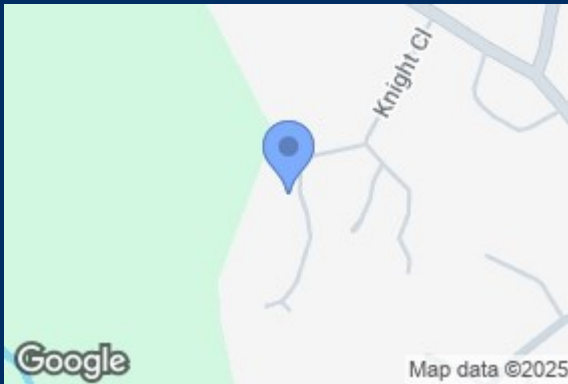
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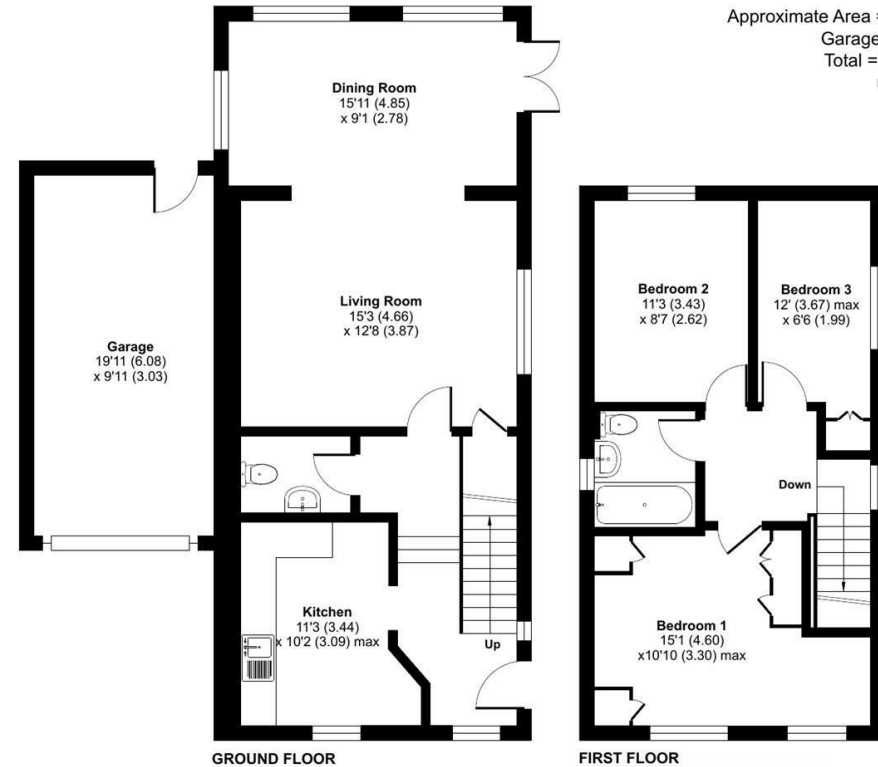
## Tudgey Gardens, Crookham Village, Fleet, GU51

Approximate Area = 1046 sq ft / 97.1 sq m

Garage = 198 sq ft / 18.3 sq m

Total = 1244 sq ft / 115.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Waterfords. REF: 1266227

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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