



Madeley Road | Church Crookham | Fleet | GU52 6AR

Asking Price £620,000 Freehold

Waterford's W
Residential Sales & Lettings

Madeley Road | Church
Crookham
Fleet | GU52 6AR
Asking Price £620,000

A rare opportunity to purchase a spacious four-bedroom detached family home in the heart of Church Crookham. Occupying a generous 0.11 acre plot, this much-loved property offers excellent scope to modernise and extend (STPP). Features include two reception rooms, conservatory, four double bedrooms, driveway parking, integral garage, and a private rear garden. First time on the market in close to 60 years and offered with no onward chain.

- Spacious 4-bedroom detached family home
- No onward chain
- Separate dining room with access to the conservatory
- Driveway parking for multiple vehicles plus integral single garage
- Located in highly desirable Church Crookham
- First time on the market in close to 60 years
- Bright and airy living room
- Four double bedrooms
- Potential to extend or reconfigure (STPP)
- Excellent transport links with Fleet station nearby and easy M3 access

Set within a highly sought-after residential enclave in Church Crookham, this spacious and cherished four-bedroom detached family home is available for the first time in close to six decades. Occupying a





generous 0.11 acre plot, this well-proportioned property offers a rare opportunity to modernise, extend (STPP), and personalise to your own taste—ideal for those looking to create their forever home.

The ground floor is thoughtfully laid out and offers versatile living space. A bright and welcoming hallway leads to a spacious, living room, perfect for relaxing or entertaining. The formal dining room opens into a conservatory that enjoys lovely views over the private rear garden, while the well-appointed kitchen and convenient downstairs W/C add to the home's practicality. Internal access to the integral garage offers further storage or conversion potential.

Upstairs, the property provides four well-sized double bedrooms, offering excellent flexibility for family needs, guest accommodation, or home working. A family bathroom and the scope for reconfiguration or expansion add further appeal to this already generous layout.

Outside, the property continues to impress. A private driveway offers ample parking for multiple vehicles, alongside a single garage. The enclosed rear garden provides a peaceful retreat—perfect for outdoor dining, gardening, or children's play.

Church Crookham is one of Hampshire's most desirable residential areas, known for its village charm, excellent amenities, and strong community spirit. Nestled just south of Fleet, the area enjoys a semi-rural setting with easy access to green spaces such as Velmead Common, Basingbourne Park, and Tweseldown Racecourse—ideal for walking, cycling, and outdoor pursuits. The area is popular with families, commuters, and retirees alike, thanks to its





highly rated schools, local shops, pubs, and recreational facilities. Fleet mainline station provides direct trains to London Waterloo in approximately 40–50 minutes, while the M3 motorway is easily accessible for road connections to London, Southampton, and beyond.

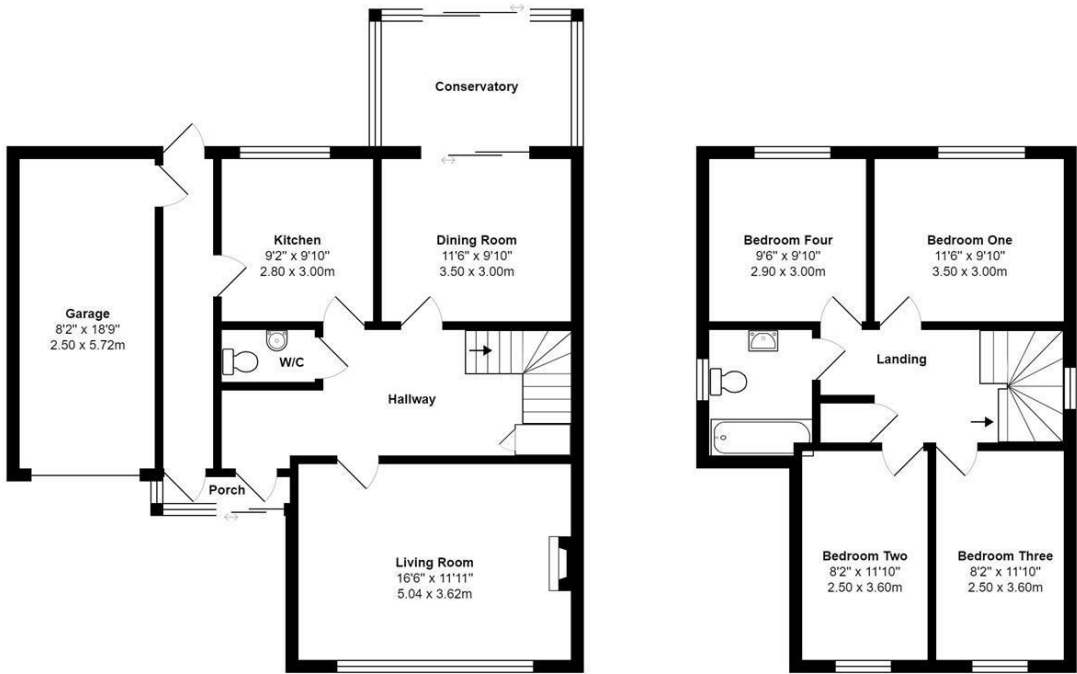
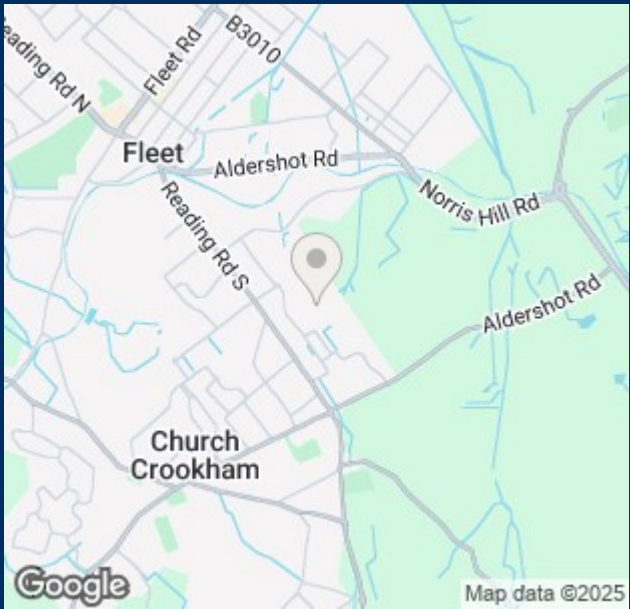
Waterfords are delighted to represent this lovely family home, and viewings are highly recommended to truly appreciate the potential of this home and surrounding areas.

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 . We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





Total Area: 1517 ft² ... 140.9 m²
All measurements are approximate and for display purposes only

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

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