



Hollytrees, Church Crookham, Fleet, GU51 5NL

Guide Price £1,275,000

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A substantial detached family home presented in excellent order, offering in excess of 3,400 sqft of versatile accommodation over two floors. The property stands on approximately 0.3 of an acre of mature grounds and is located in a convenient position for Fleet's town centre and local schools.

To the ground floor the living space is vast... There is an open plan kitchen/breakfast room, dining area, living area, utility, and conservatory. In addition, there are two separate areas, one which has a kitchen and living room, the other has recently been converted to a studio with bedroom and office areas and en suite shower room. A large entrance hall, cloakroom and double garage complete the ground floor space.

On the first floor there are four double bedrooms, two with en suites and family bathroom.

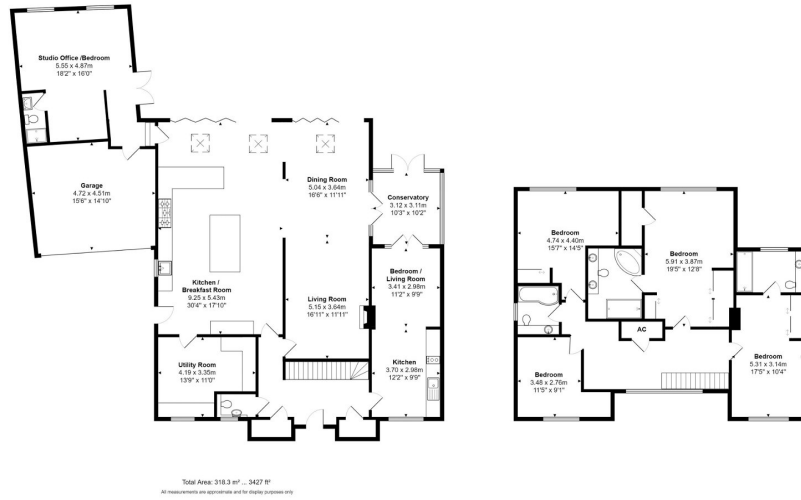
The property is approached via an in/out driveway which also leads to the double garage. There are also well stocked plant borders.

The rear garden is enclosed on all sides with an access gate to the rear. The grounds are mature and offers a good degree of privacy with mature trees and shrubs. There is a large patio of the rear of the house, with steps leading down to a pond, shed and extensive lawn.

Agents notes: The property is available to Virgin Media for fast broad band speed. The property also has air conditioning/heat pump system to some of the rooms and underfloor heating in the open plan living area.

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





- Substantial Detached Family Home
- Over 3400 sqft of Accommodation
- Approximately 0.3 Of An Acre Of Mature Grounds
- Six Bedrooms, Five Bathrooms
- Five Reception Rooms
- Double Garage & In/Out Driveway
- Excellent Order Throughout
- Versatile Accommodation
- Convenient Position For Fleet's Town Centre

