



Nether Vell-Mead, Church Crookham  
Fleet

McCarthy  
Holden

Guide Price £475,000





## Nether Vell-Mead

Church Crookham, Fleet

Spacious 3-bed family home in sought-after Zebon Copse development. Stylish kitchen/dining/family area with bi-fold doors to garden. Southerly-facing garden with decking.

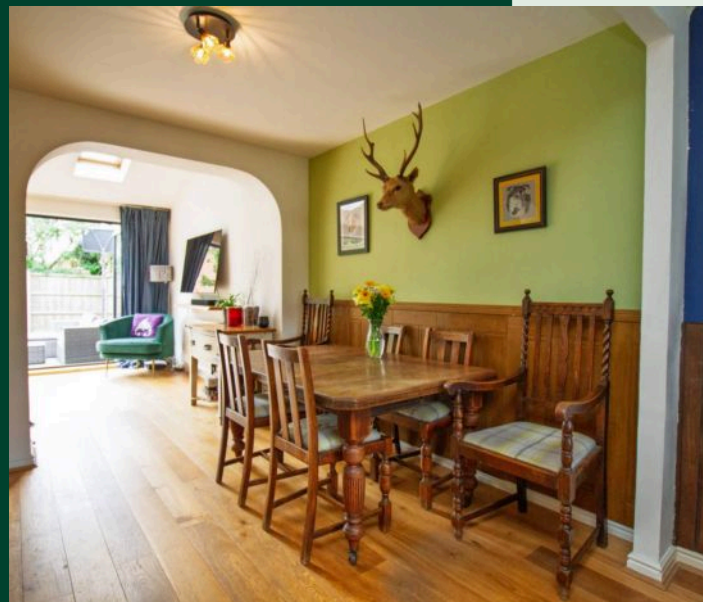
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

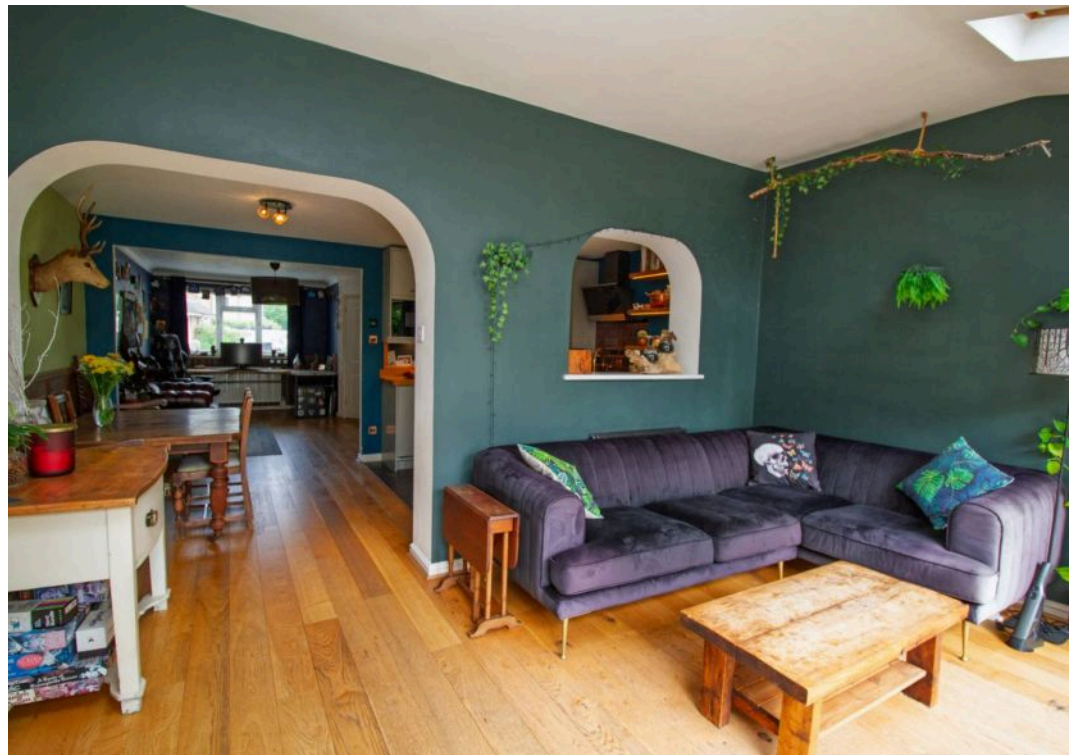
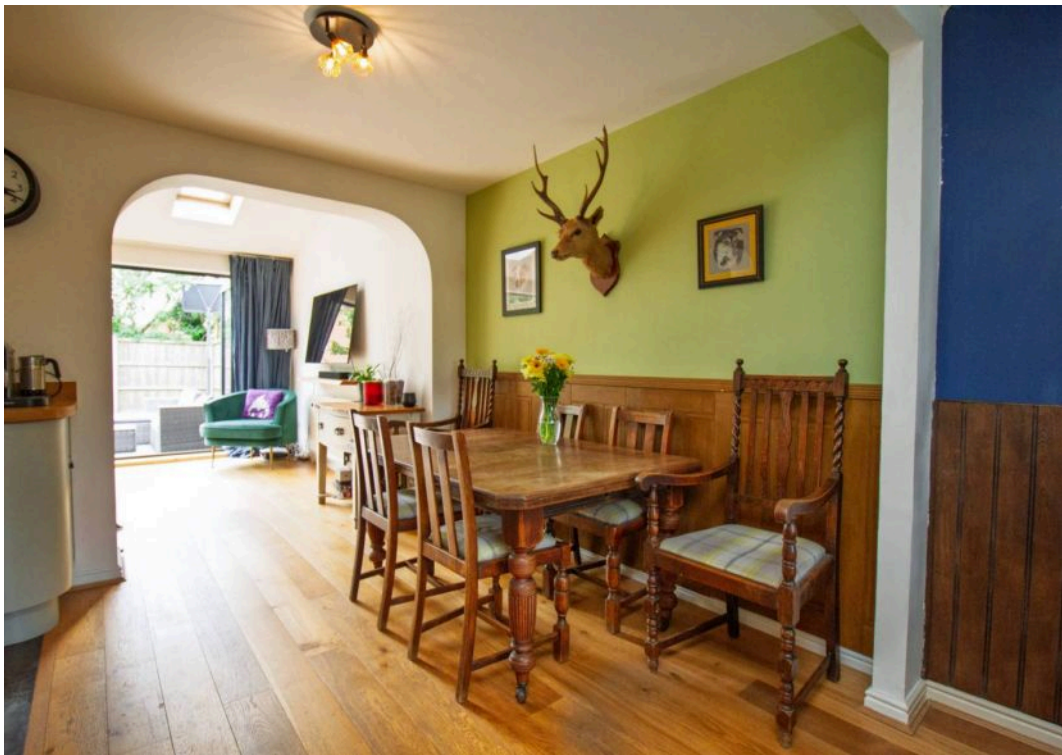
EPC Environmental Impact Rating:

- Extended and Modernised
- Southerly Aspect Rear Garden
- Bi-fold Doors Into Garden
- Zebon Copse Development
- Downstairs WC
- Garage & Driveway Parking



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## The Property

A three bedroom family home is situated on the favourable Zebon Copse development.

## Ground Floor

The ground floor welcomes you with a hallway leading to a convenient downstairs cloakroom. To the front of the property, a comfortable living room flows into a stunning, recently refitted kitchen/dining/family area. This impressive space boasts a range of contemporary base and eye-level units complemented by elegant wood work surfaces and integrated appliances, including a hob, oven, extractor fan, dishwasher, and fridge/freezer. The kitchen/dining area opens into a bright and airy family room. Bi-folding doors extend the living space further, providing a seamless transition to the rear garden – perfect for alfresco dining and entertaining.

## First Floor

There are three bedrooms and a family bathroom. Bedrooms one and two benefits from fitted wardrobes . Outside The property is approached via a driveway leading to a single garage. The sunny southerly facing rear garden features a composite decking area, perfect for outdoor dining, and the rest is laid to artificial lawn. There is a courtesy door leading to the garage.

Additional Information Council Tax Band - D

## Location

Situated in the desirable Church Crookham, this home provides easy access to the Basingstoke Canal, offering scenic walks, cycling paths, and jogging trails for outdoor enthusiasts.

Church Crookham is a popular residential area of Fleet which is a thriving community offering excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway.

Fleet town centre has extensive shopping and leisure facilities, infant, junior and senior schools, churches of various denominations and health care services including GP Surgeries, Dental Practices, Opticians and Fleet Hospital. Fleet also has Hampshire's largest freshwater lake which is now a nature reserve, in addition to the Basingstoke Canal whilst North Hants Golf Course is an established home for golf in Fleet. The historic market towns of Farnham and the picturesque villages of Hartley Wintney and Odiham are also nearby.



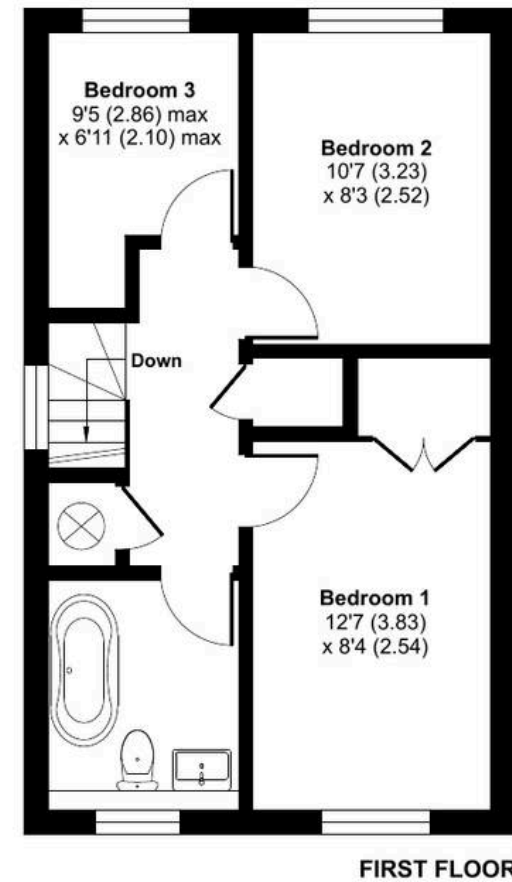
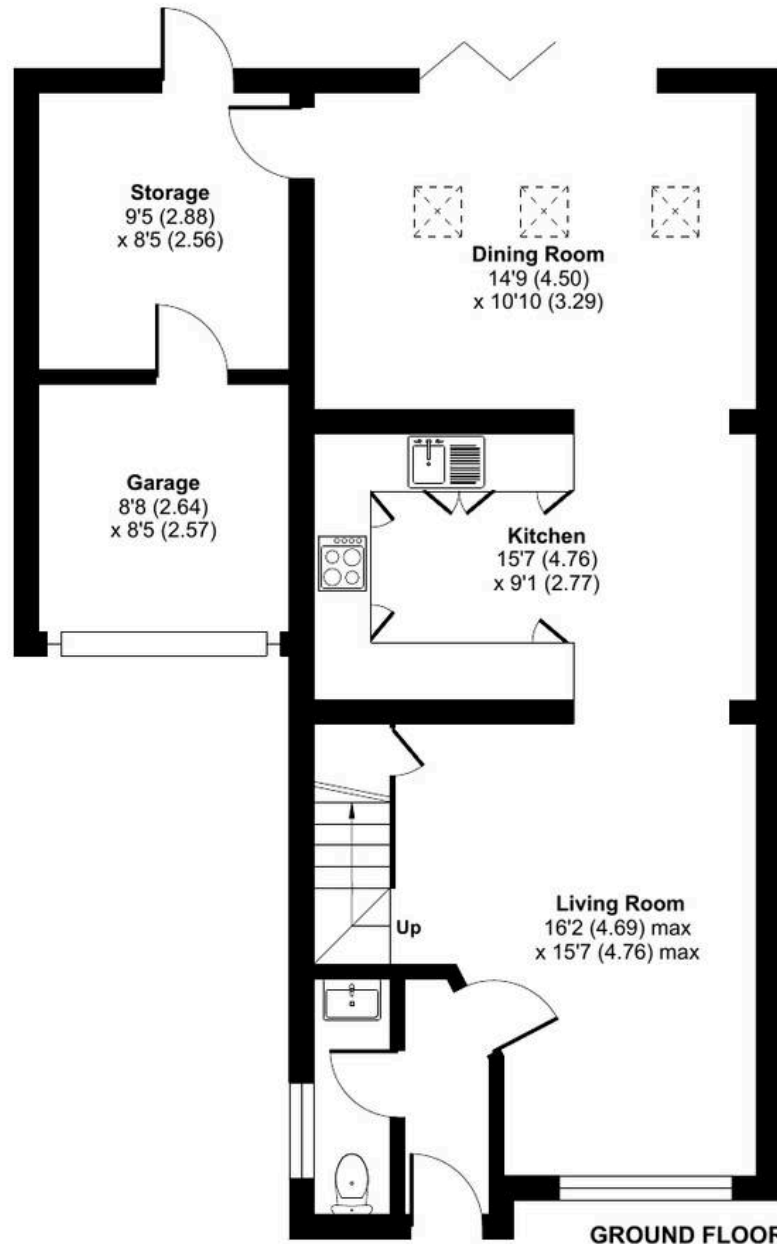
# Nether Vell-Mead, Church Crookham, Fleet, GU52

Approximate Area = 964 sq ft / 89.5 sq m

Garage / Storage = 157 sq ft / 14.5 sq m

Total = 1121 sq ft / 104 sq m

For identification only - Not to scale







## McCarthy Holden Fleet

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