



Rana Drive, Church Crookham

Fleet

McCarthy
Holden

Guide Price £650,000



Rana Drive

Church Crookham, Fleet

Immaculate four-bed detached home in sought-after Crookham Park. Modern kitchen, spacious living room, study, and downstairs cloakroom. Four well-proportioned bedrooms upstairs.

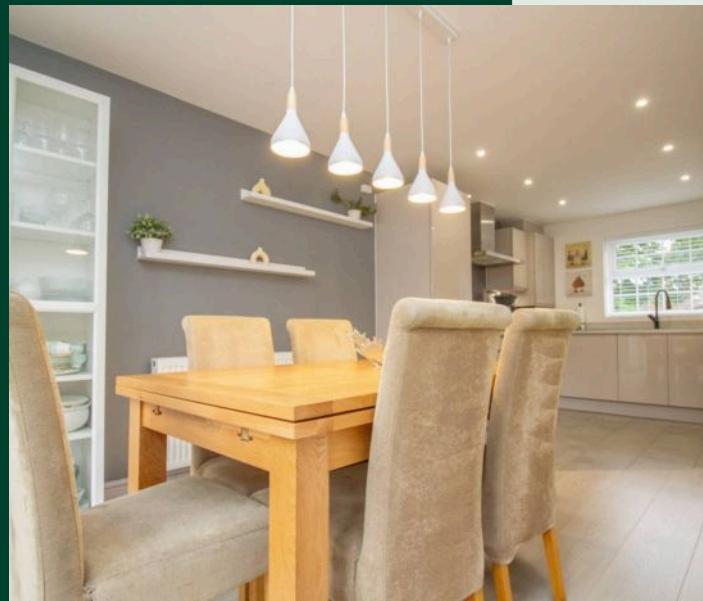
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Immaculately Presented Throughout
- Large Double Garage And Driveway
- Large Living Room And Separate Study
- Downstairs Cloakroom
- En-Suite To The Principle Bedroom
- Modern Kitchen Open Plan To Dining Room



Property

Situated in a quiet corner of the sought-after Crookham Park development, this immaculate four-bedroom detached home combines style, comfort, and practicality. The neighbourhood offers extensive green space, local schools, a community centre, and a Sainsbury's Local, all within easy reach. Fleet town centre and mainline station are around 2.4 miles away, providing direct links to London Waterloo, while the nearby M3 motorway ensures excellent road connections. Offered for sale with freehold tenure, this is an ideal opportunity for those seeking modern family living with superb transport links.

Ground Floor

The home is entered via a welcoming hallway that sets the tone for the well-designed interior. The ground floor offers a spacious dual-aspect kitchen and dining room with modern fittings and direct access to the rear garden. A generous living room provides a bright and comfortable retreat, while a separate study is perfect for home working. Completing the layout is a convenient downstairs cloakroom.

First Floor

Upstairs, there are four well-proportioned bedrooms, each beautifully maintained and filled with natural light. The principal bedroom enjoys its own en-suite shower room, while the remaining three bedrooms are served by a stylish family bathroom.

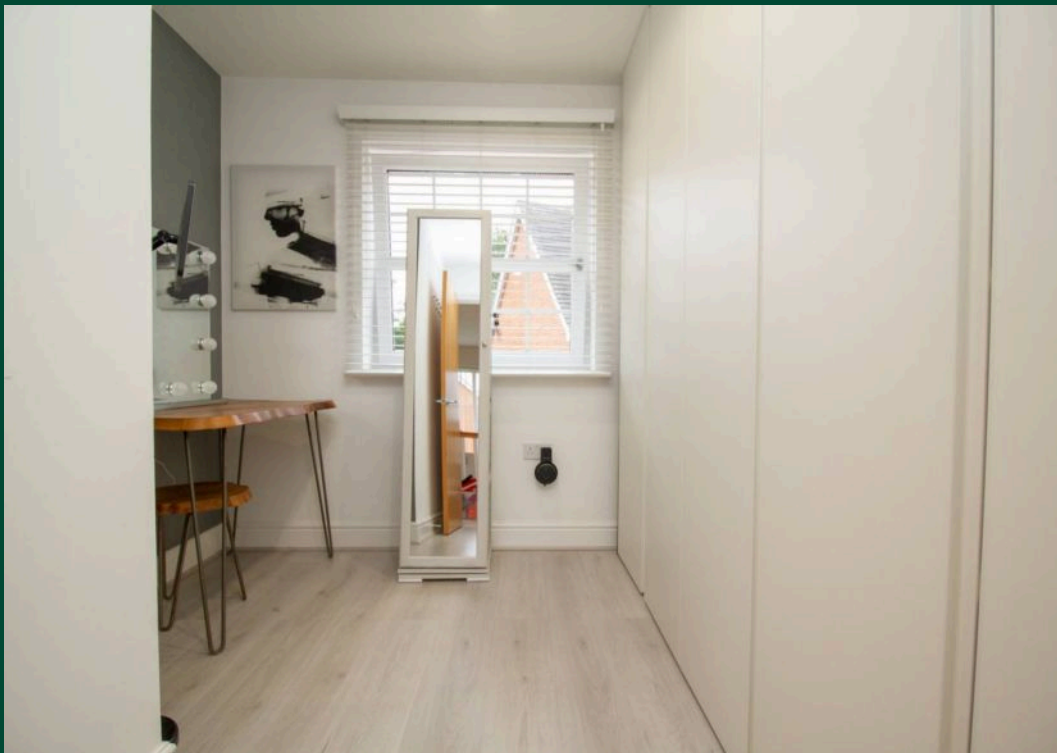
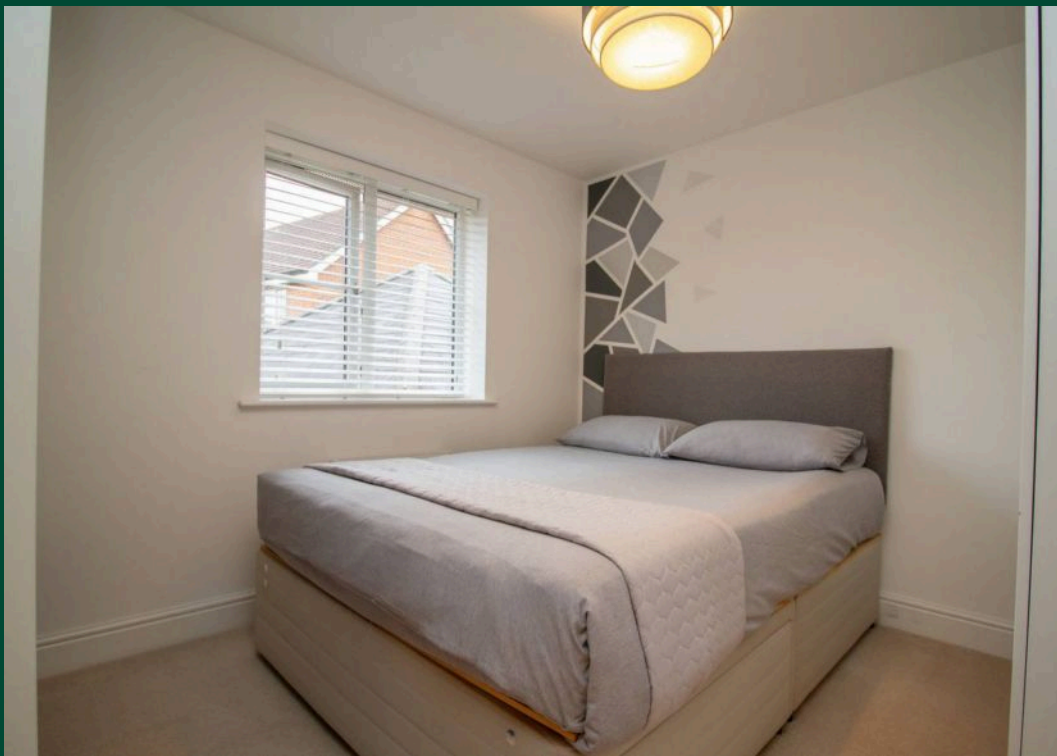
Outside

Externally, the property boasts a large detached double garage alongside a driveway, providing excellent parking and storage. The rear garden is fully enclosed, thoughtfully designed to offer a peaceful and private setting. With a lawn, patio space, and side access, it is well suited for both entertaining and everyday family life.

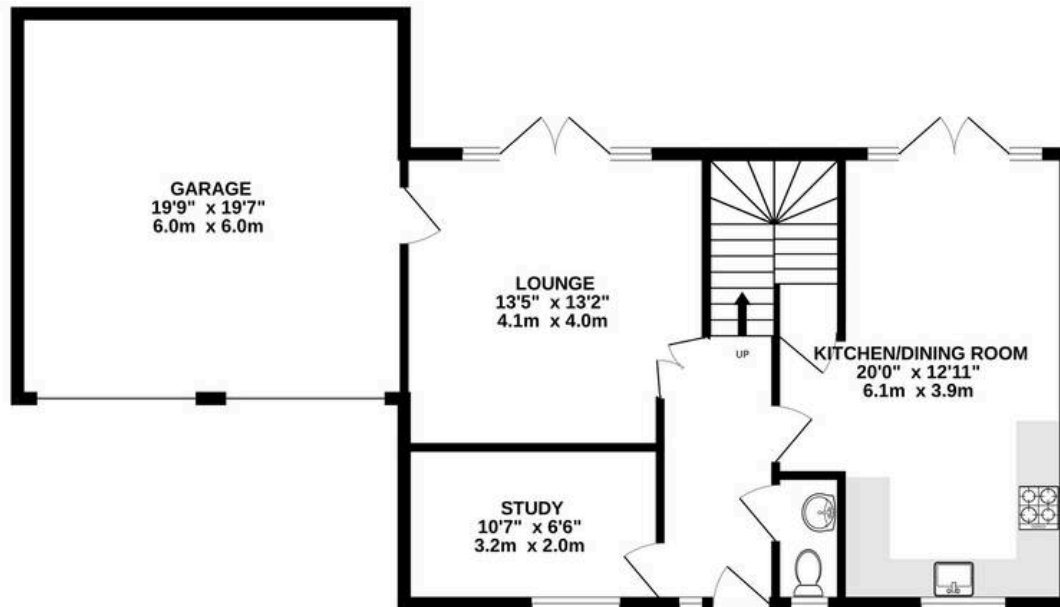




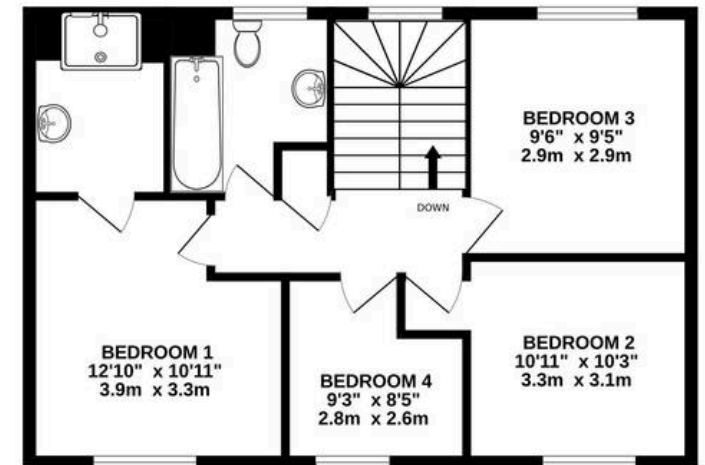




GROUND FLOOR
884 sq.ft. (82.2 sq.m.) approx.



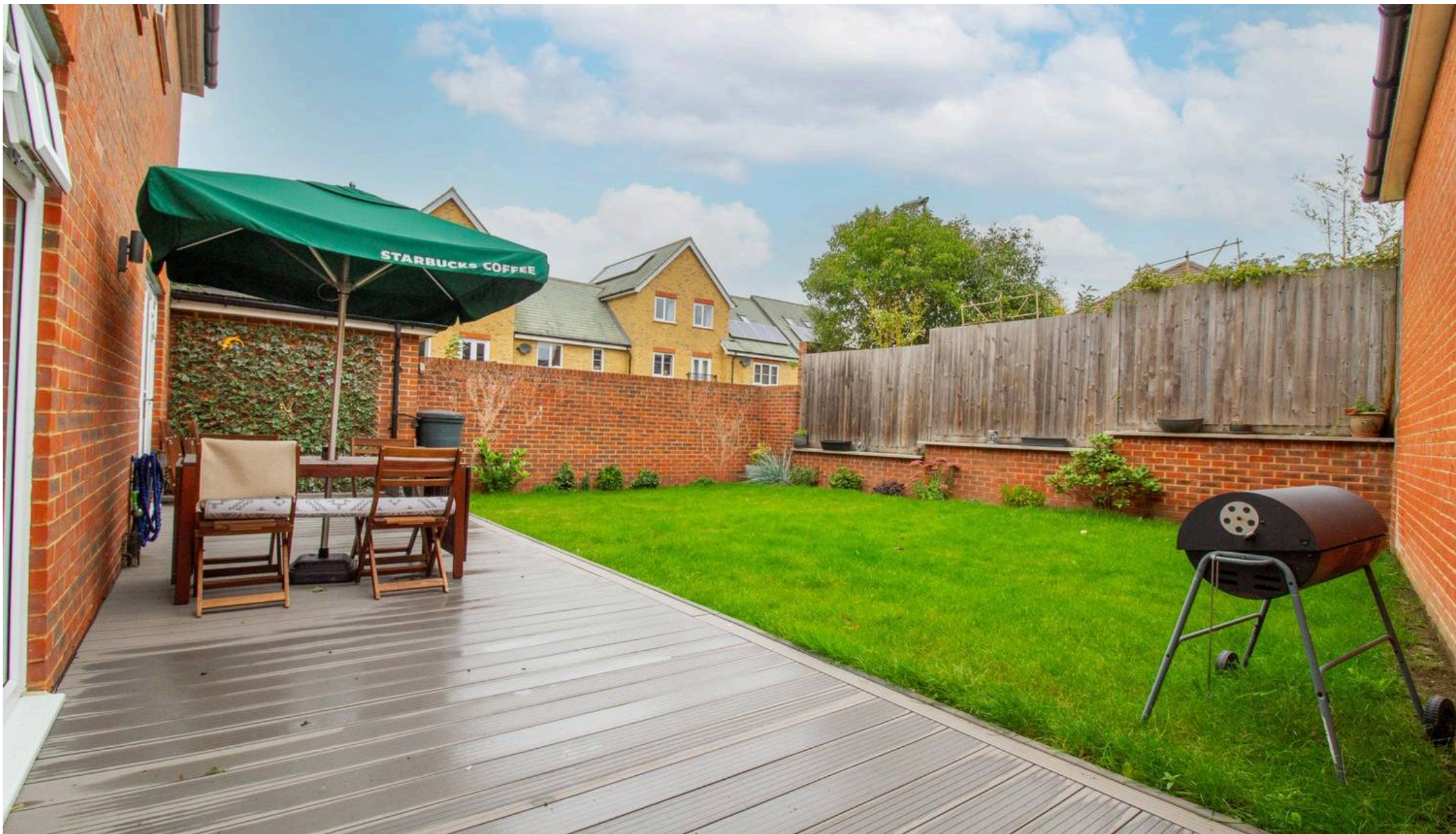
1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 sq.m.) approx.

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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