



Hitches Lane, Crookham Village  
Fleet

McCarthy  
Holden

Guide Price £775,000





## Hitches Lane

Crookham Village, Fleet

Charming 3 bed semi detached in Crookham village. Convenient access to roads and trains. Generous plot, well proportioned rooms, and picturesque views.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended family home
- Downstairs cloakroom
- En suite to master bedroom
- Dressing room/office
- Kitchen/breakfast room
- Backing onto fields



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### Property

This charming extended three bedroom semi-detached home is ideally positioned in the sought after village of Crookham Village, offering convenient access to major road and train connections while enjoying a peaceful, semi rural setting. Thoughtfully arranged, the property provides comfortable accommodation. Its generous plot, appealing outlook and well proportioned rooms make it an attractive property within this desirable location.

#### Ground Floor

The ground floor features a bright and welcoming family room with a working fireplace. There is also a fine cloakroom with storage. To the rear, a well planned kitchen offers ample worktop space and the adjacent breakfast room has a vaulted ceiling, large windows, with plenty of room for family dining and direct access to the garden. This room leads to a double aspect dining room with glazed doors to the garden and a large living room with feature fireplace.

### First Floor

Upstairs, the property continues to impress with a spacious master bedroom that has fitted wardrobe and high ceilings, creating a wonderfully airy and open atmosphere. The master bedroom benefits from an en suite with double-ended bath and walk-in shower, and a glazed 'mezzanine' type dressing room/ office space looking over the breakfast room and garden. Two further well-proportioned bedrooms offer flexibility for a guest room, nursery, or home office. The first floor is completed by a family bathroom, with bath and shower, providing convenient facilities for residents and visitors. There is a useful part-boarded loft above.

### Outside

The exterior is a true highlight of this home. A beautifully long rear garden, measuring approximately 101 feet and with a Gabriel Ash greenhouse/garden store, backs directly onto open fields, giving the property a delightful sense of privacy and uninterrupted views. Occupying a generous corner plot, the home also benefits driveway parking for up to three vehicles. With ample outdoor space and exceptional potential for landscaping or extension (subject to planning), an internal viewing is highly recommended to fully appreciate all this property has to offer.







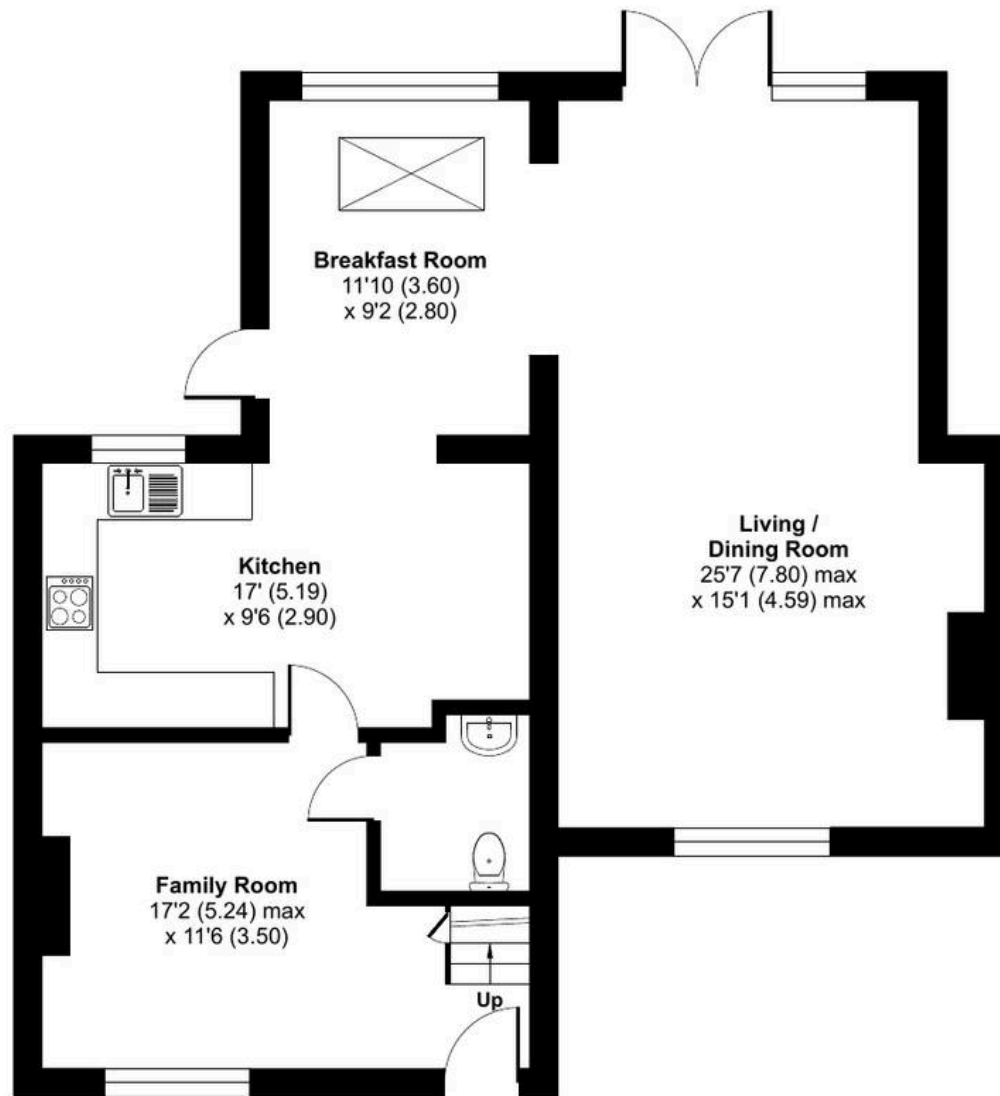




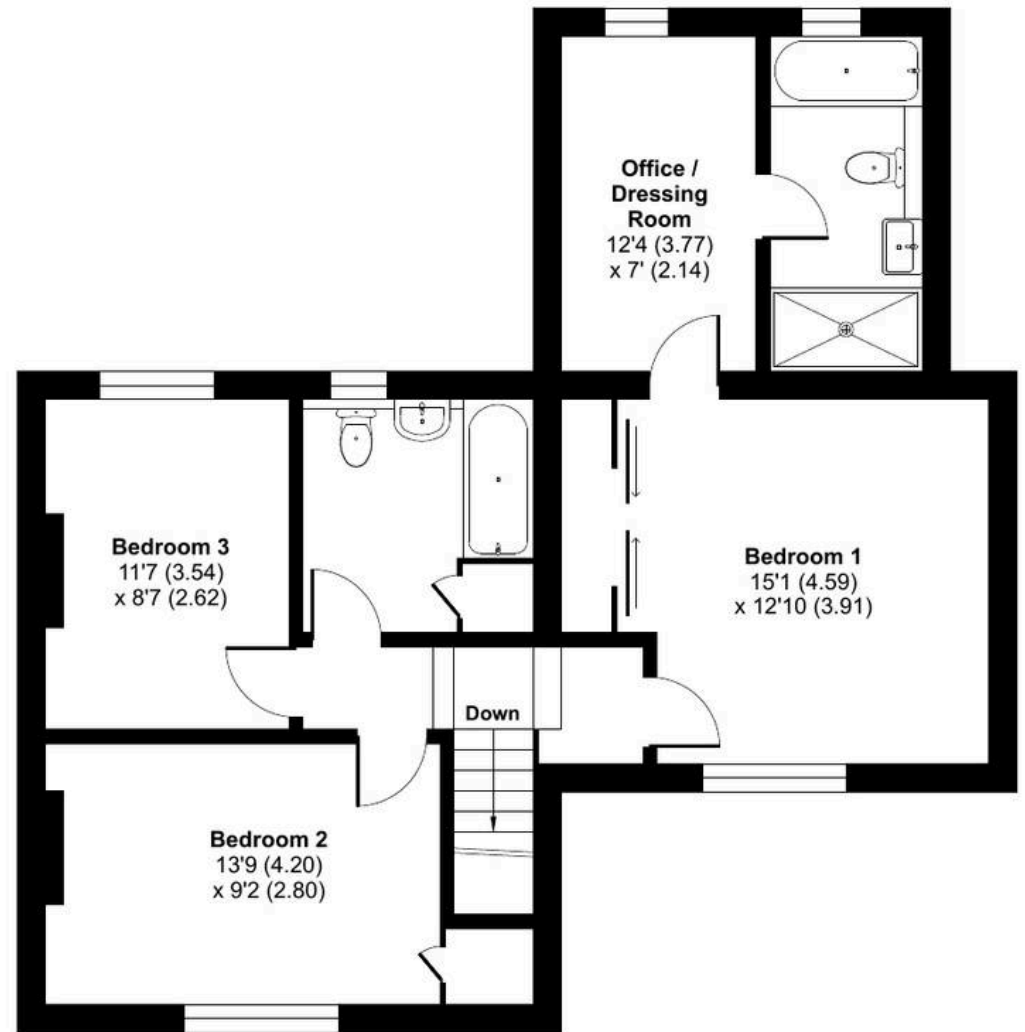
# Hitches Lane, Crookham Village, Fleet, GU51

Approximate Area = 1600 sq ft / 148.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR















## McCarthy Holden Fleet

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