



Hawkins Grove  
Church Crookham, Fleet

McCarthy  
Holden 



## Hawkins Grove

Church Crookham, Fleet

Spacious four bedroom detached home with three reception rooms, en suite, double garage, private garden, and excellent local schools and transport links.

Council Tax Band F

Tenure: Freehold

- Popular Residential Location
- Four Bedroom Detached Family Home
- Two Bathrooms
- Double Garage & Driveway Parking
- Charles Church Litchfield Style Home
- EPC Rating C



## The Property

This impressive Charles Church Litchfield style four bedroom detached family home is set within a sought-after residential area, offering spacious and versatile accommodation ideal for modern living.

## Ground Floor

The property features a welcoming entrance hall with a downstairs cloakroom and access to the principal living areas. The dual-aspect sitting room is a bright and comfortable space, with a conservatory extension leading out to the garden. The kitchen/breakfast room is fitted with a range of eye and base level units beneath ample work surfaces and complemented by integrated appliances, creating an excellent space for everyday living and entertaining. A door leads through to the utility room with space for additional appliances and access to the outside. A separate dining room offers a more formal setting with views over the garden, while a dedicated study provides an ideal space for those working from home.

## First Floor

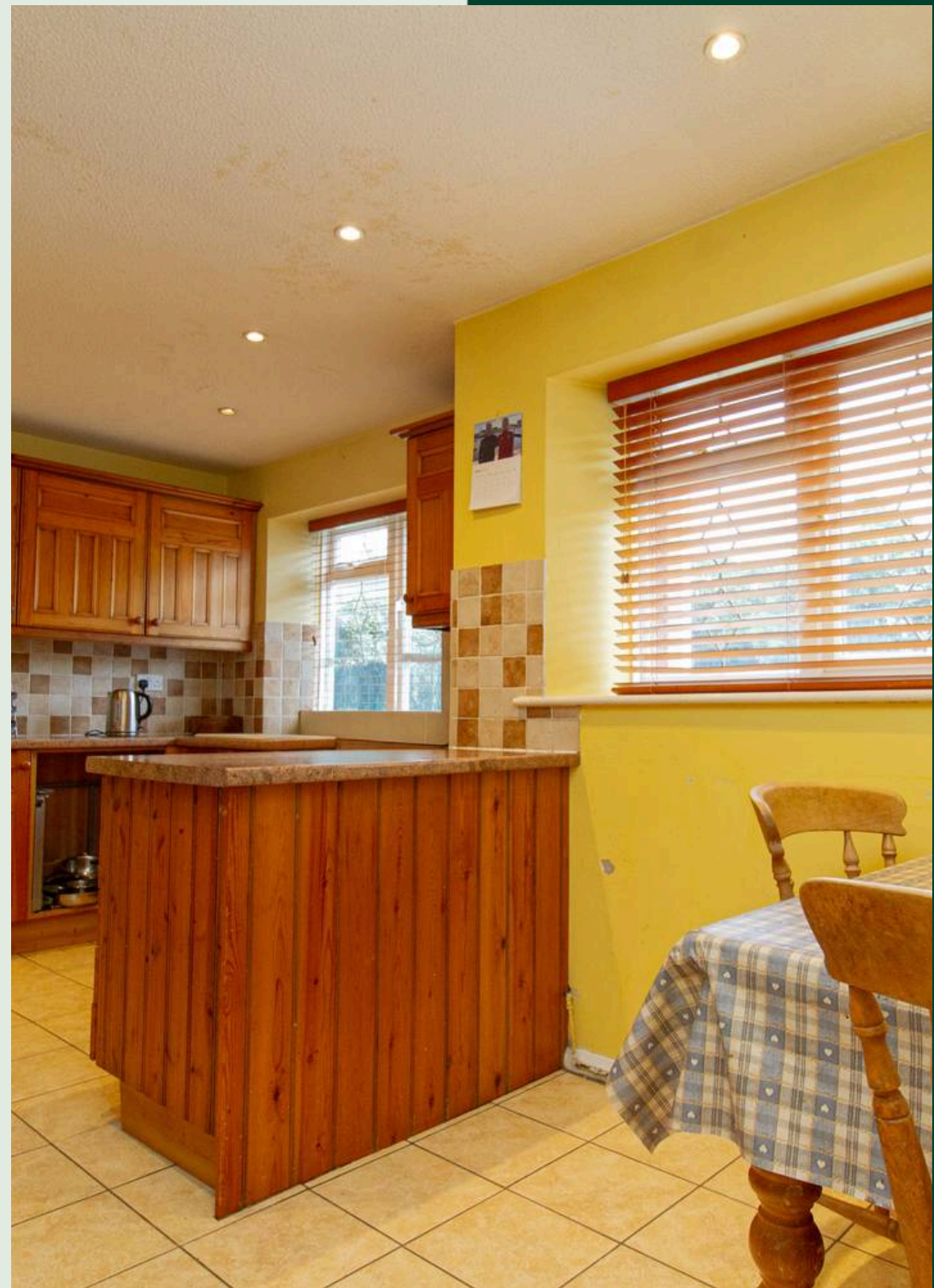
Four generously sized bedrooms include an en-suite shower room to Bedroom One, while a well-fitted family bathroom serves the remaining bedrooms. The layout provides comfortable accommodation for families of all sizes.

## External

The rear garden is a generous size, offering a private and secure environment for children to play or for outdoor entertaining. The garden features a combination of lawn and patio areas, providing plenty of space for al fresco dining or relaxing in the sunshine. Mature planting and fencing create a sense of seclusion, while side access leads to the front of the property. The double garage and driveway provide ample off-road parking for multiple vehicles, ensuring convenience for residents and visitors alike.

## Location

Located in a popular residential neighbourhood in Church Crookham, the home enjoys proximity to local schools, parks, and amenities, as well as excellent transport links for commuting or exploring the wider area.







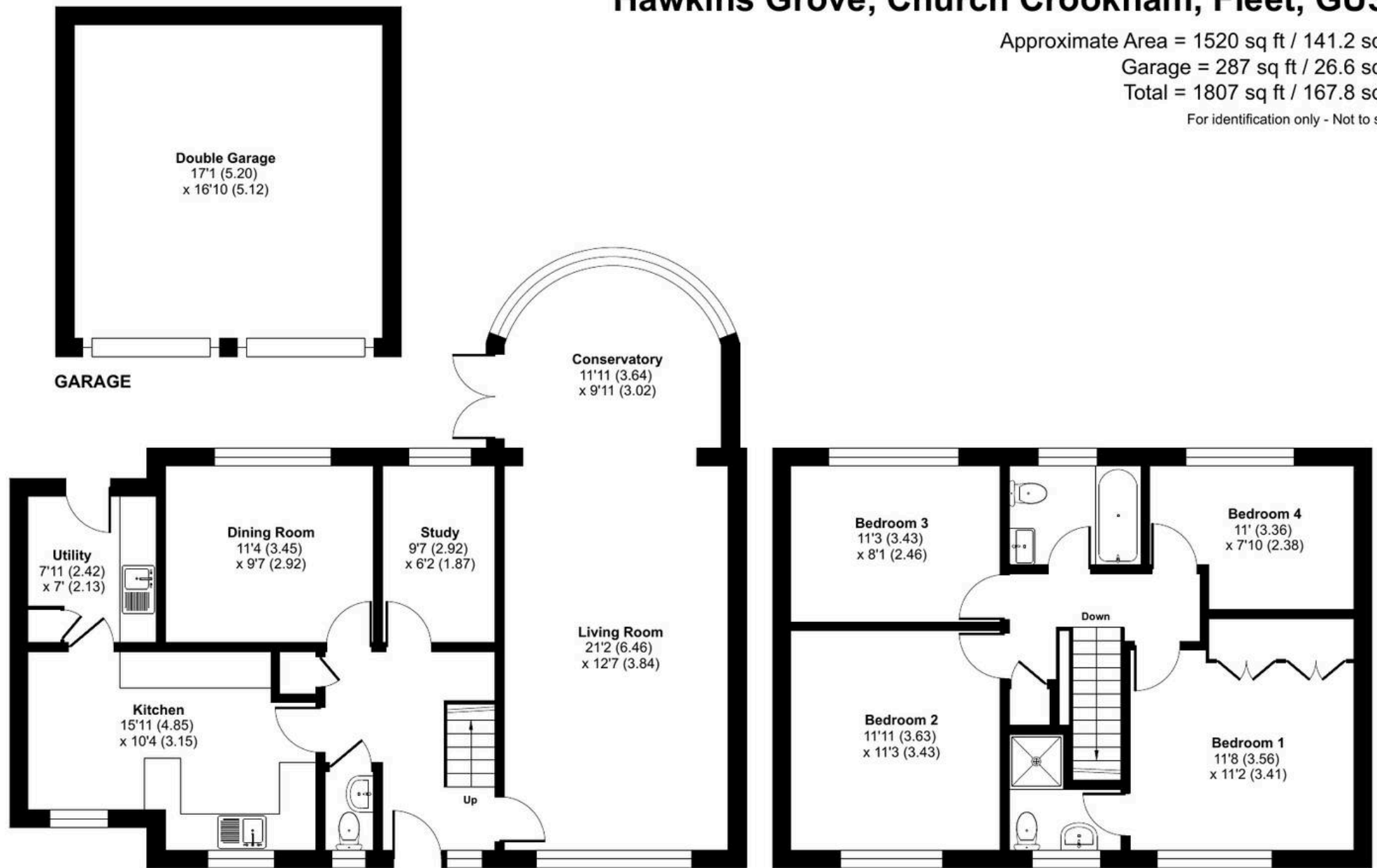
# Hawkins Grove, Church Crookham, Fleet, GU51

Approximate Area = 1520 sq ft / 141.2 sq m

Garage = 287 sq ft / 26.6 sq m

Total = 1807 sq ft / 167.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR







## McCarthy Holden Fleet

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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.