



Coniston Way, Church Crookham

Fleet

McCarthy
Holden

Offers Over £675,000



Coniston Way

Church Crookham, Fleet

Impressive four bedroom home in Church Crookham with two bathrooms, flexible living spaces, large kitchen/diner, private garden, and parking for two cars. Close to well regarded schools.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four Generous Bedrooms
- Cul De Sac Location
- Close to Local Schools
- Open Plan Accommodation
- Ensuite to Bedroom One
- Southerly Facing Garden





Property

Situated within a highly regarded residential area of Church Crookham, and with well regarded schools for all ages within a short distance, this impressive four bedroom family home offers a balanced and versatile accommodation. With two bathrooms, two/three reception rooms and a substantial refitted kitchen/dining room measuring approx. 26ft, the property is ideally suited to modern family living. Off-street parking for two vehicles further enhances the appeal of this thoughtfully arranged home.

Ground Floor

The ground floor provides generous and flexible living space, comprising a bay-fronted reception room, creating a bright and welcoming principal living area. To the rear, the impressive kitchen/dining room features an extensive range of fitted units and ample space for a family dining table. In addition, a family room offers further versatility, ideal as a playroom, home office or snug. A downstairs cloakroom completes the ground floor accommodation.

First Floor

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining three bedrooms are served by a family bathroom. The layout provides excellent flexibility for growing families, guest accommodation or those working from home, with all rooms sensibly arranged off a central landing.

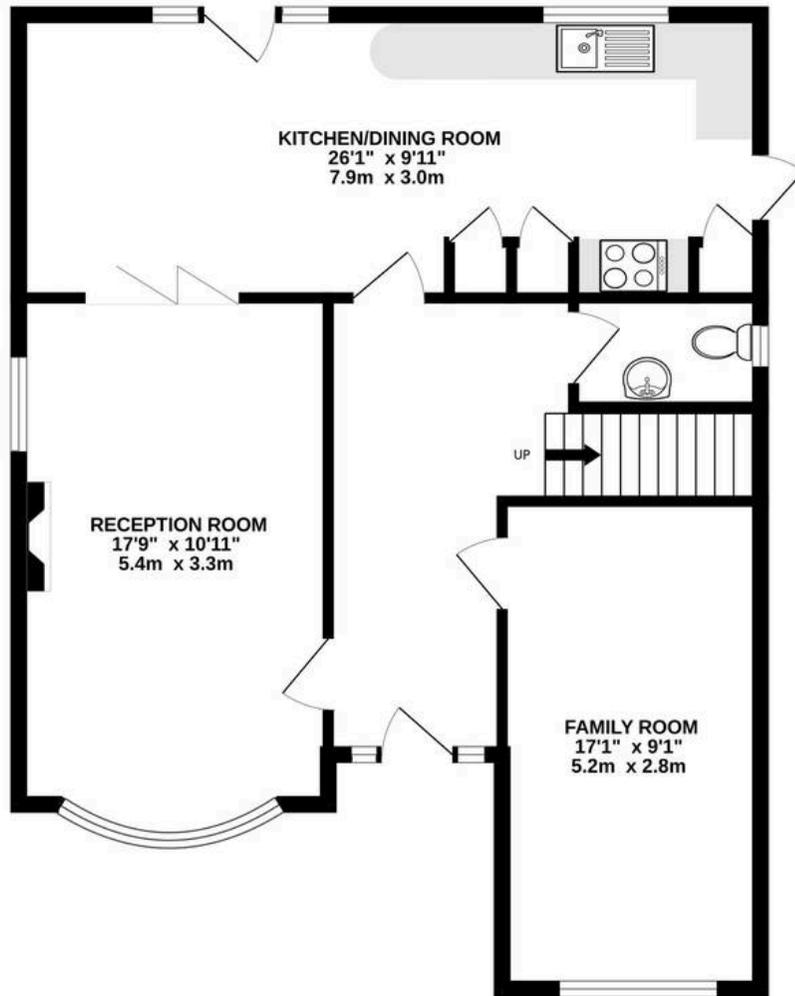
Outside

Externally, the property enjoys a private rear garden enclosed by shrubs, hedging and fence panelling providing a pleasant space for outdoor entertaining and family enjoyment. A composite decking area can be accessed via the French doors from the Kitchen/ Dining room with rest being predominately laid to lawn. To the front, there is driveway parking for two vehicles.

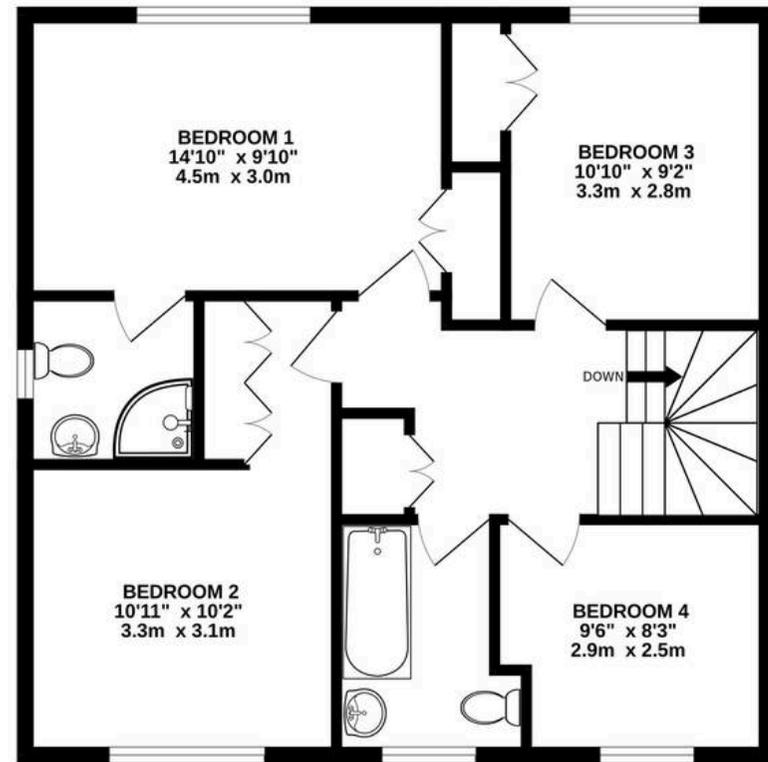




GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1459sq.ft. (135.5 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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