



The Beck Watery Lane, Church Crookham

Fleet

McCarthy  
Holden

Offers Over £1,250,000



## The Beck Watery Lane

Church Crookham, Fleet

Spacious five bedroom detached home with four receptions, 38ft kitchen/dining/family room, private garden, double garage, driveway, and excellent location near schools, parks, and transport links.

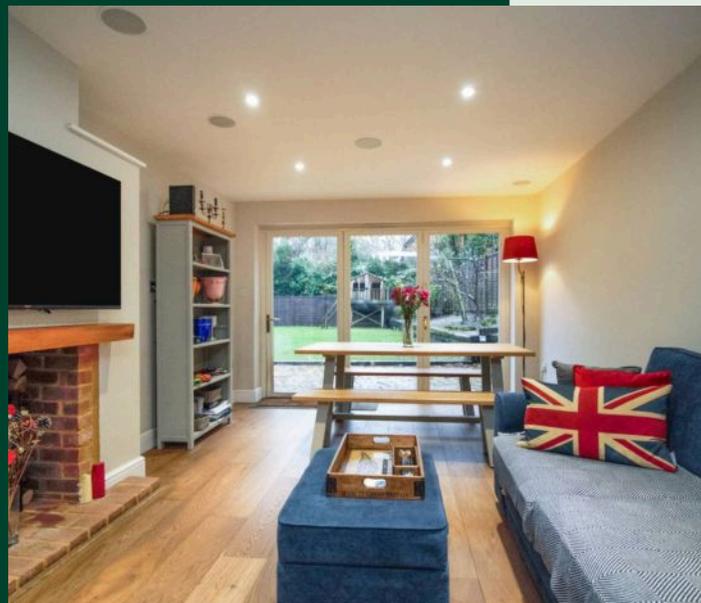
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Five Bedrooms
- Three Bathrooms
- Four Reception Rooms
- Double Garage
- 38ft Kitchen/Dining/Family Room
- Excellent School Catchment
- Ideal Commuter Links to London
- Private Rear Garden
- Quiet Semi-Rural Location





## The Property

This impressive five-bedroom detached family home offers modern living in a private no-through lane, perfect for those seeking both comfort and convenience. The property is finished to a high standard throughout, with modern décor and quality fittings.

## Ground Floor

Downstairs features four spacious reception rooms, providing flexible spaces for entertaining, working from home or relaxing with family. Throughout the ground floor there is solid wood flooring that the owner had put in last year. The heart of the home is the expansive 38ft kitchen, dining and family room, designed for both every-day living and special occasions. The kitchen is fitted with contemporary units and integrated appliances, while the adjoining dining and family areas offer ample space for gatherings.

## First Floor

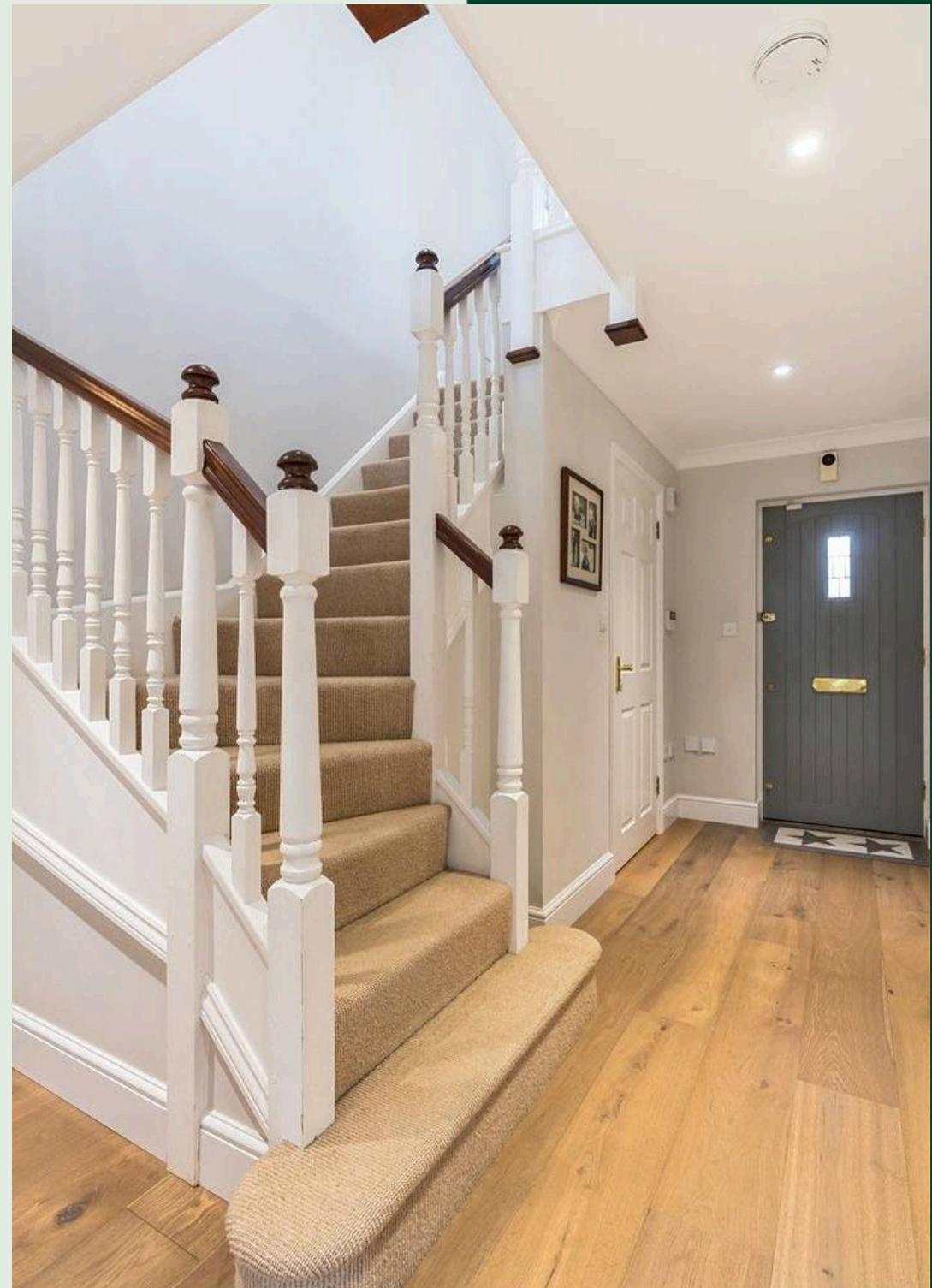
Five well-proportioned bedrooms include a principal suite with an en-suite bathroom, while two further bathrooms ensure convenience for family and guests.

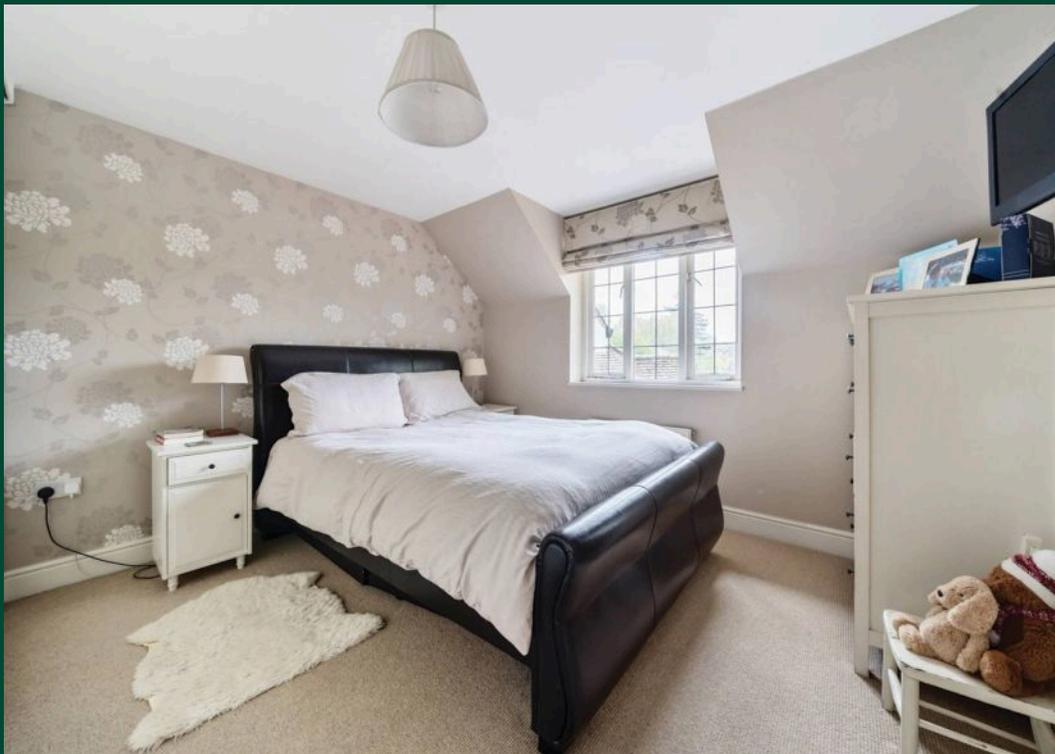
## External

The property enjoys a private rear garden mainly laid to lawn with a tranquil stream running the side of the garden offering a safe and secluded space for children to play or for relaxing in the warmer months. Mature shrubs and fencing provide both privacy and a green outlook, while a spacious patio area is perfect for outdoor dining or entertaining guests. The front of the property features a driveway with parking for several vehicles. The double garage adds further convenience, whether for parking or storage.

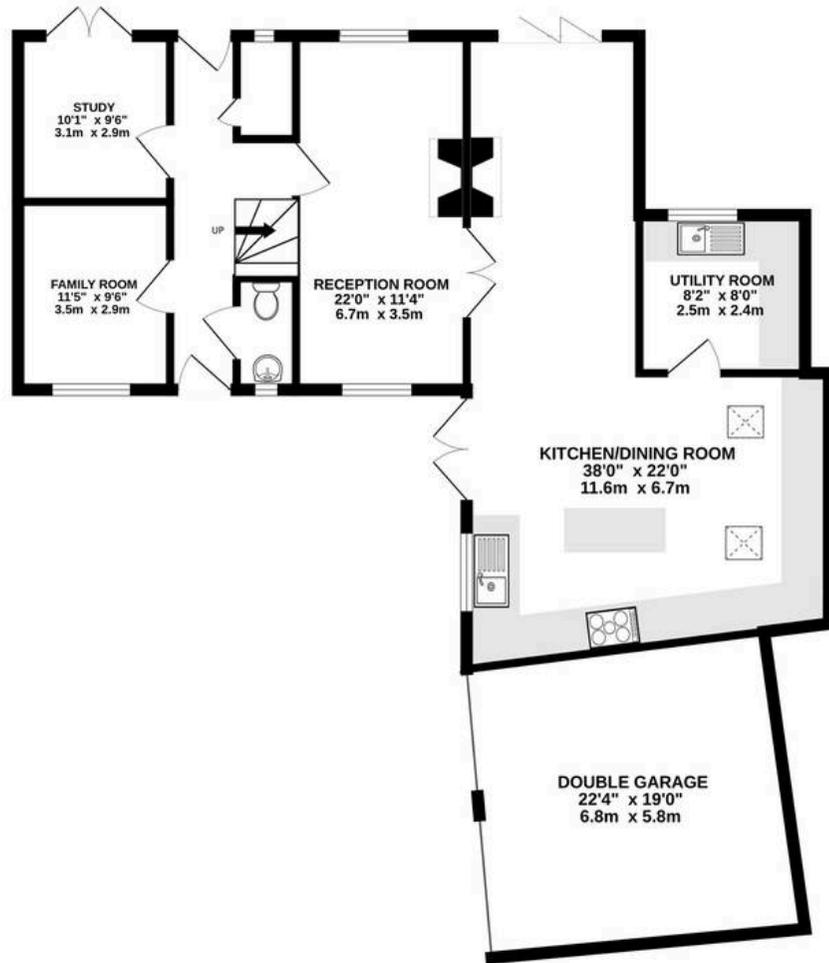
## Location

The surrounding neighbourhood is peaceful and well maintained, creating a welcoming environment for families. With easy access to local parks, excellent schools, amenities and transport links, this property combines the best of suburban living with excellent connectivity.

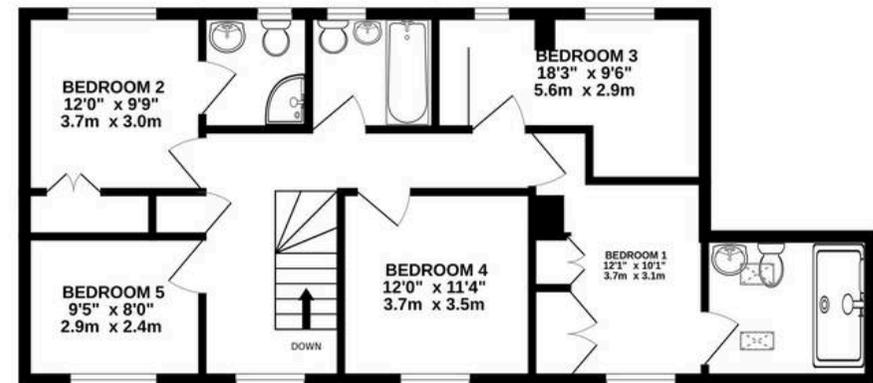




**GROUND FLOOR**  
966 sq.ft. (89.7 sq.m.) approx.



**1ST FLOOR**  
612 sq.ft. (56.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2768sq.ft. (257.2 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.





## McCarthy Holden Fleet

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