



Vicarage Gardens, Church Crookham

Fleet

McCarthy  
Holden 

Guide Price £895,000



## Vicarage Gardens

Church Crookham, Fleet

Spacious six bedroom detached home in a sought after location, close to schools, with modern interiors, multiple reception rooms, en suites, driveway, garage, and a landscaped rear garden.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extended and fully refurbished
- Refitted kitchen with appliances
- Driveway and single garage
- Cul- De-Sac Location
- Private Rear Garden
- Courtmoor Catchment





## Property

This impressive six bedroom detached home is set in a highly sought after non estate location, conveniently positioned close to well regarded local schools. The property has been extended and extensively refurbished by the current owners, creating a spacious and modern family home finished to a high standard throughout.

## Ground Floor

The ground floor offers versatile and well proportioned living accommodation. A particular highlight is the kitchen/dining room, recently upgraded with new cabinetry and integrated appliances, providing a sleek and functional space. Doors open through to a bright conservatory, creating a wonderful flow and an ideal setting for hosting guests. Additional ground floor accommodation includes a living room, a dining room, and a family room or study, offering flexibility for a variety of needs. A convenient cloakroom/WC completes the ground floor.

## First and Second Floors

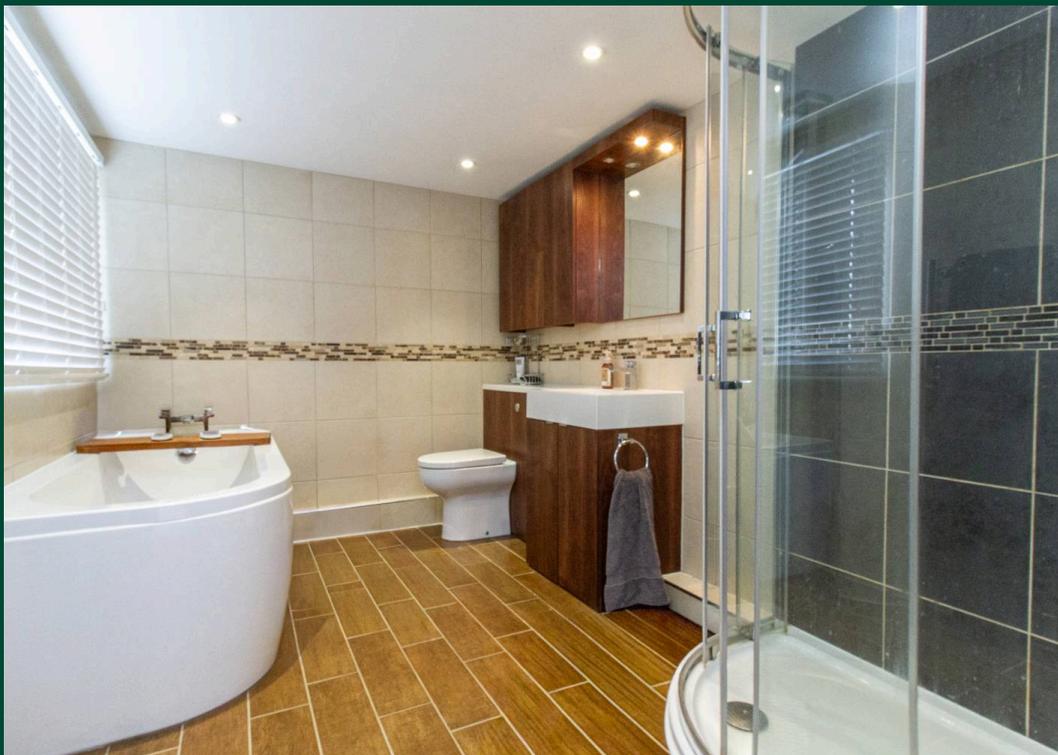
The first floor comprises of five generously sized bedrooms, providing ample space. Bedrooms two and three benefit from their own refitted en-suite shower rooms, while the remaining bedrooms are served by a family bathroom. Occupying the entire second floor, the principal bedroom offers a private and spacious retreat, complete with a dressing room, modern en-suite bathroom and a Juliette balcony.

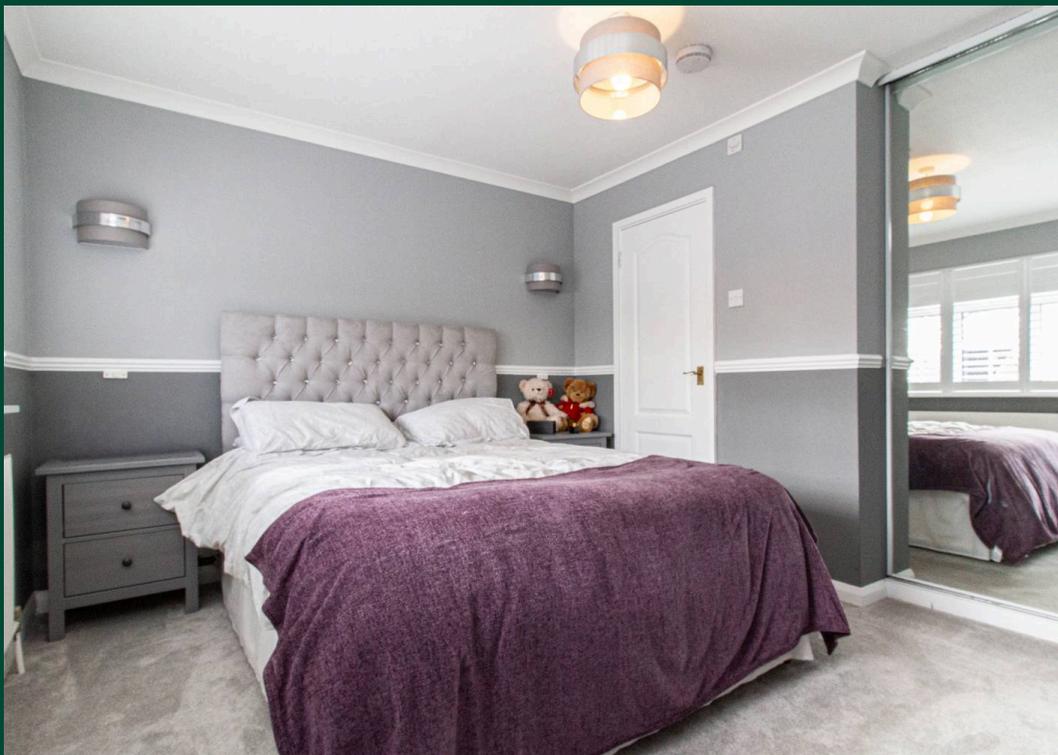
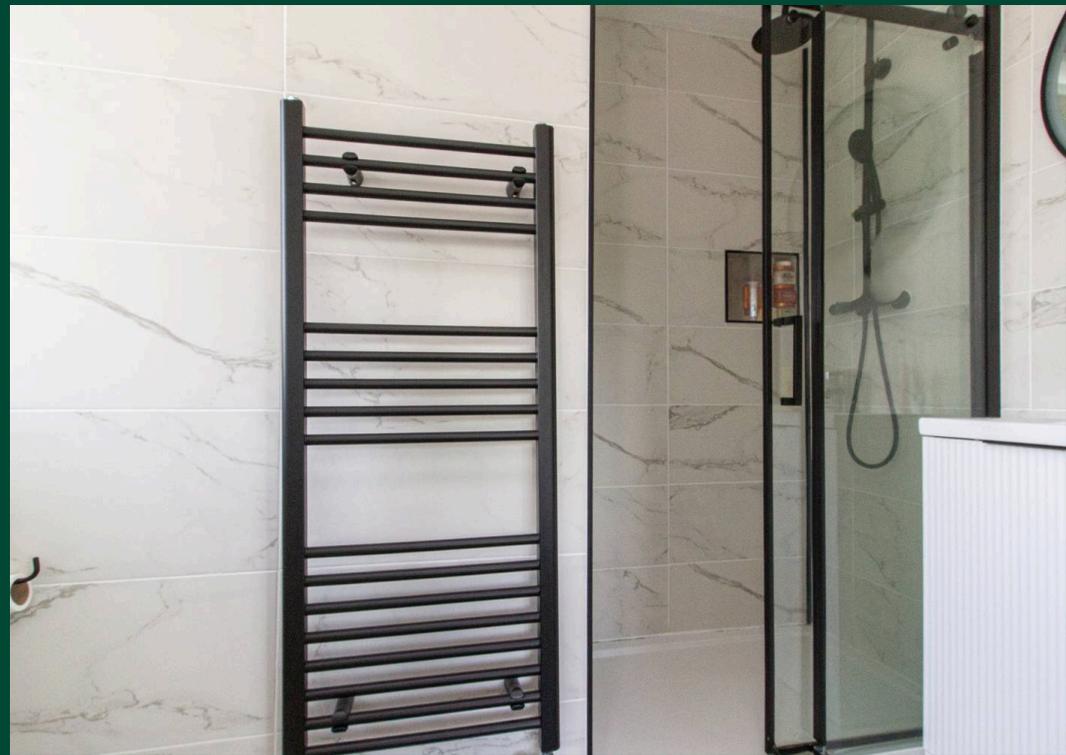
## Outside

To the front of the property there is a driveway providing off road parking for several vehicles, along with access to a single garage, creating practical and convenient parking for the household and visitors. The property enjoys an attractive frontage and sits within a well established setting in this popular residential location. To the rear, the garden offers a pleasant outdoor space, featuring a generous patio area ideal for outdoor dining and entertaining. Steps lead up to an elevated lawned garden, providing a further area for family use.

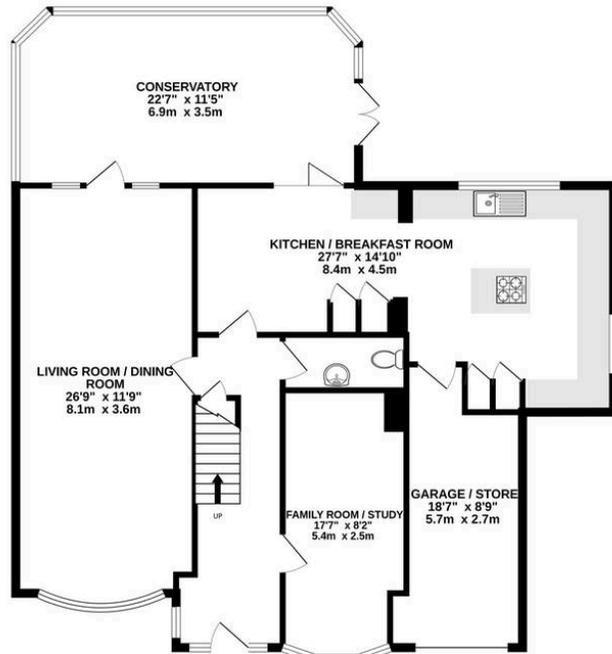




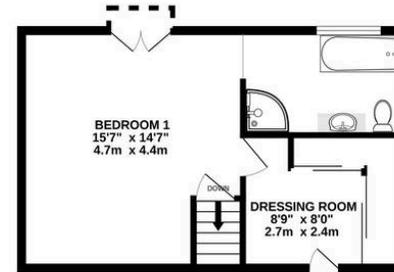




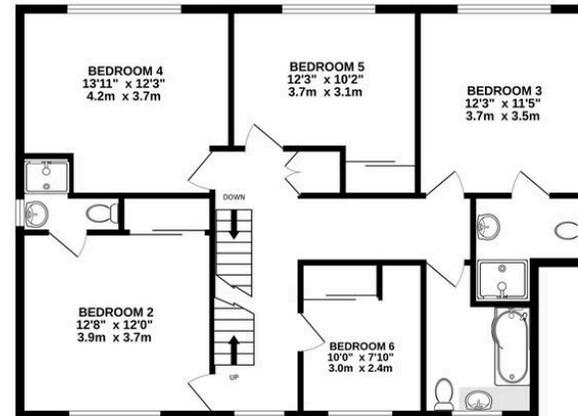
GROUND FLOOR  
1315 sq.ft. (122.2 sq.m.) approx.



2ND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
964 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 2639sq.ft. (245.2 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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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.