

Cross Farm Cottages  
Two Bedroom Cottage



## Cross Farm Cottage, Crookham Village, Fleet, Hampshire, GU51 5SQ

### The Property

A charming two bedroom character property situated in the highly sought after Crookham Village and offered to the market with no onward chain.

This home offers a wealth of character, including exposed beams and an open fire place.

### Ground Floor

The ground floor consists of a front aspect spacious living /dining room with a wood burning stove. A country- style kitchen, equipped with a classic butler sink, built in hob and oven and a door giving access to the rear garden and family bathroom. The spacious bathroom boasts a roll-top bath with shower over.

### First Floor

On the first floor there are two double bedrooms. Bedroom one boasts an ensuite.

### Outside

The rear garden has shared access with the other two neighbouring cottages although there is an area laid to paving which is for the sole use of the cottage.

There is access to the garages, one of which belongs to the property.

To the front you have a large area of lawn with a single path that leads to the front door

### Additional Information

Council Tax Band C

### Location

Crookham Village is situated on the edge of Fleet and is within minutes of character villages such as Dogmersfield, Crondall and Odiham as well as the market town of Farnham.

Fleet has excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway linking to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.











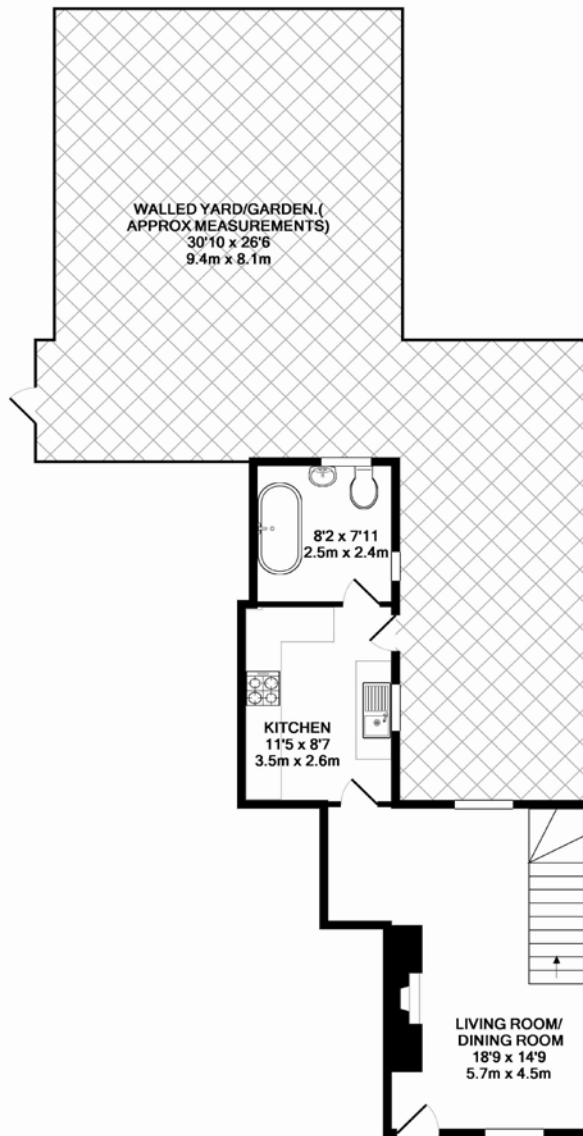




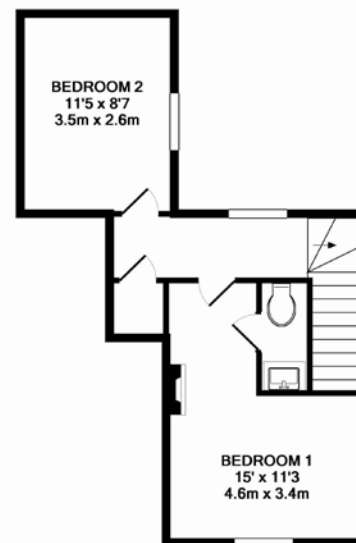








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Crookham Park



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU51 5SQ. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, water and drainage.  
Gas Central Heating

### Local Authority

[Hart District Council](#)  
[Council Tax Band - C](#)

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