

Wynne Gardens  
Five Bedroom Detached Property



# 1 Wynne Gardens, Church Crookham, Fleet, Hampshire, GU52 8EQ

## The Property

This beautifully presented five-bedroom detached house offers the perfect blend of space, style, and convenience for family living. Thoughtfully extended by the current owners, it boasts a stunning open-plan kitchen/diner/family area, ideal for modern living. Situated in a sought-after cul-de-sac location in Church Crookham, the property is close to excellent local schools, making it perfect for families.

## Ground Floor

The ground floor hallway leads to the front aspect living room with gas fire place and study. The state-of-the-art kitchen boasts a range of high and low-level units with integrated appliances, including a fridge, freezer, dishwasher, and oven. The central island features an integrated hob and additional storage. Bi-fold doors on both sides open to the rear garden, creating a seamless connection between indoor and outdoor living. A utility room and cloakroom are conveniently located off the kitchen.

## First Floor

To the first floor there are five bedrooms and a family bathroom. Both bedrooms one and two boasts an ensuite with a dressing area to bedroom one.

## External

The private rear garden offers a tranquil haven, mainly laid to lawn with a patio area perfect for al fresco dining. An additional covered seating area provides a charming spot for entertaining guests. There is access either side of the property to the spacious driveway that can accommodate several vehicles.

## Location

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links 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.

Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).







































# Wynne Gardens, Church Crookham, Fleet, GU52

Approximate Area = 2509 sq ft / 233 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © Orchardwood 2024. Produced for McCarthy Holden REF: 1125767























# Places of interest

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



Fleet Pond



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 GU52 8AJ. 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  
EPC Rating - C (69)

### Local Authority

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

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