



CROOKHAM ROAD | CHURCH CROOKHAM

  
**Platinum  
Homes**  
BY BRIDGES





## The Property

An impressive, detached home on the picturesque Basingstoke Canal, offered with no onward chain. Extended, modernised, and presented in immaculate condition, it is deceptively spacious and features beautiful, landscaped gardens, a garden home office, and parking for multiple vehicles.

Recent improvements include a refitted kitchen with solid oak worktops, new flooring and carpets, and an A+ rated central heating system. The 21ft lounge offers a marble and oak fireplace with a feature log burner, while the air-conditioned orangery/conservatory-style dining room overlooks the garden.

The principal bedroom includes bespoke wardrobes and a luxury en suite, alongside four further bedrooms, a marble-tiled family bathroom with a deep bath, and a walk-in pantry. A fully boarded 22ft loft provides excellent storage. Viewing is essential to fully appreciate the impeccable attention to detail of this exceptional modern cottage.

## Outside

The wonderfully private rear garden offers lawns, mature planting, a greenhouse, shed, log store, gazebo, and a BBQ area, altogether making it a perfect space for entertaining and relaxing.

Double gates open directly onto the canal path, with cycling, paddleboarding, boating, and thirty-three miles of country walks on the doorstep.

To the front is ample driveway parking.







## Features

- Five Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Backs Onto the Basingstoke Canal
- Beautifully Presented
- South Facing 140ft Rear Garden
- Close to Local Schools and Fleet Town Centre
- EPC: D (61)
- Council Tax Band: D

## Contact

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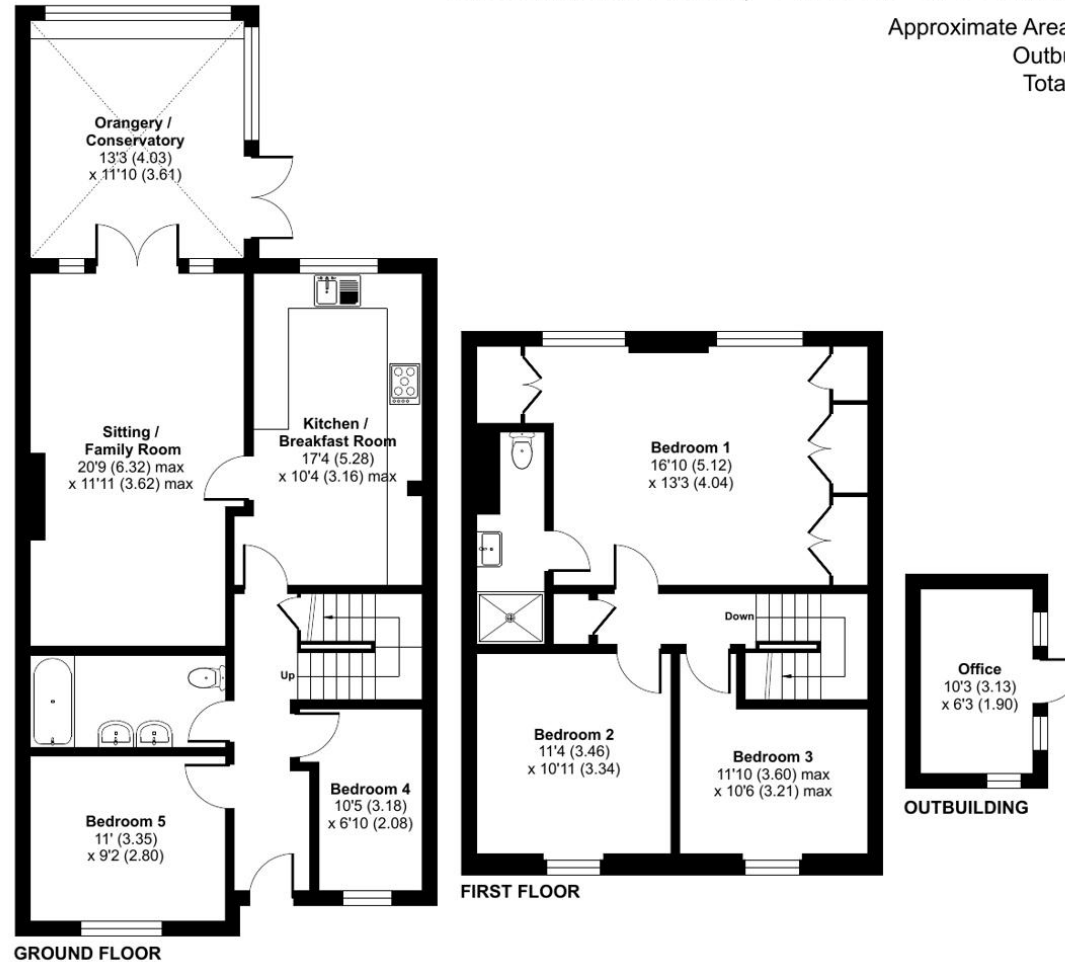
## Crookham Road, Church Crookham, Fleet, GU51

Approximate Area = 1550 sq ft / 143.9 sq m

Outbuilding = 64 sq ft / 5.9 sq m

Total = 1614 sq ft / 149.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477

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