

Malthouse Close
Four Detached Family Home



Malthouse Close, Fleet, Hampshire, GU52 6TB

The Property

A well presented four bedroom detached family home situated in a popular residential area in Church Crookham close to local schools.

Ground Floor

The ground floor accommodation consists of living room with feature fireplace, separate dining room and Kitchen. There is also a separate cloakroom to the ground floor.

First Floor

The four bedrooms and family bathroom are on the first floor with bedroom one benefitting from built-in wardrobes.

Outside

The property is approached via a driveway which leads to the single garage.

A particular feature of the property is the attractive garden which is enclosed with a mixture hedging and fencing. The garden has an area of patio immediately to the rear of the property with the remainder laid mainly to lawn with a mixture of mature planting.

Location

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. Fleet town centre offers comprehensive shopping and leisure facilities, highly rated Ofsted schools for all age groups, churches of various denominations and various health care services. Nearby Crookham offers a choice of country pubs and a wealth of country walks through various footpaths or further along the Basingstoke canal.























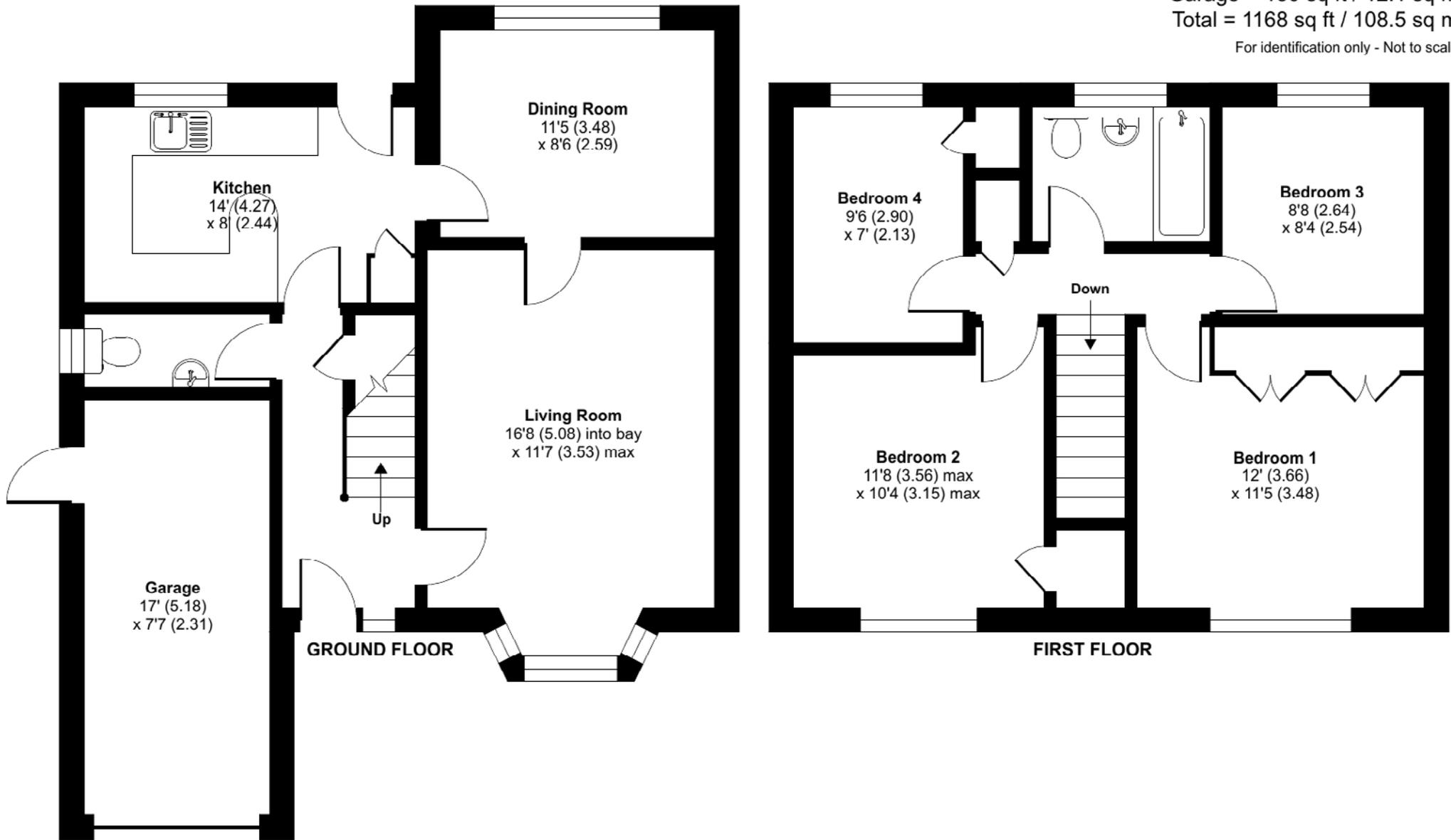
Malthouse Close, Church Crookham, Fleet, GU52

Approximate Area = 1038 sq ft / 96.4 sq m

Garage = 130 sq ft / 12.1 sq m

Total = 1168 sq ft / 108.5 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). © nitchecom 2023. Produced for McCarthy Holden. REF: 1031389

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).

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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 6TB 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 (72)

Local Authority

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

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