



Watery Lane | Church Crookham | Fleet | GU52 0RN

Asking Price £1,300,000 Freehold



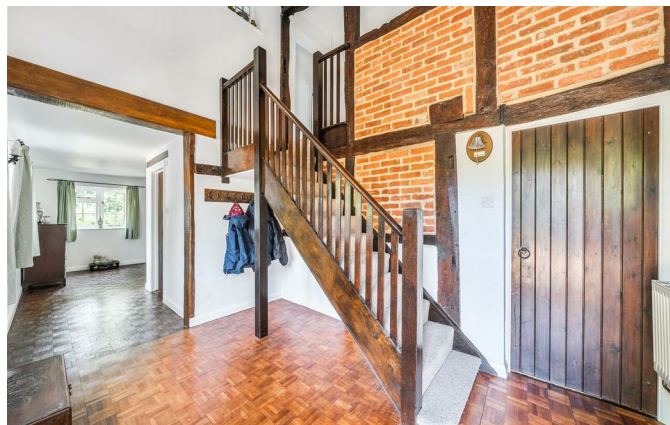
Watery Lane | Church
Crookham
Fleet | GU52 0RN
Asking Price £1,300,000

Charming 19th-century cottage in Church Crookham, set on over a third of an acre in a peaceful village lane. This character-filled home features four reception rooms, a kitchen with conservatory, four bedrooms, a loft room, two bathrooms, and extensive parking with a double garage. A rare blend of period charm and modern convenience in a sought-after location.

- Original cottage dating back to the 19th century.
- Full of character with many period features.
- 4 bedrooms with further loft room.
- Generous off road parking for numerous vehicles.
- Picturesque cottage nestled in a quiet country lane of Church Crookham.
- 4 good sized reception rooms.
- Centrally located in excess of one third of an acre.
- Fitted bathroom and further shower room to first floor.
- Double detached garage with further car port and eaves storage.
- Kitchen with adjoining conservatory, ideal for future development.

Charming 19th Century Cottage in the Heart of Church Crookham

Nestled along a quiet country lane in the highly





sought-after village of Church Crookham, this picturesque 19th-century cottage effortlessly blends period charm with generous living space, all set within grounds exceeding one third of an acre.

Brimming with character, this home retains an abundance of original features while providing practical, modern living. The cottage boasts four well-proportioned reception rooms, including a spacious games/family room and a welcoming living room, ideal for family gatherings and entertaining. The reception room offers an elegant entrance, while the dining room, located just off the living room, presents a delightful space for formal meals. The kitchen itself, which opens into a delightful conservatory, provides lovely views of the garden, with exciting potential for future development or expansion.



Upstairs, the accommodation includes four spacious bedrooms, each offering a peaceful retreat with ample natural light. The master bedroom is particularly generous, measuring 3.54m x 6.56m. Additionally, a well-sized loft room offers further possibilities for use as an office, playroom, or additional bedroom. The property includes a fitted 4 piece family bathroom and a separate shower room, ensuring convenience for the whole family.

Externally, the property continues to impress with extensive off-road parking for multiple vehicles, a detached double garage, and a carport. The grounds provide a wonderful sense of space and privacy, with well-established borders and lawn areas. There is also useful loft storage available above the double garage to keep your outdoor items organized.





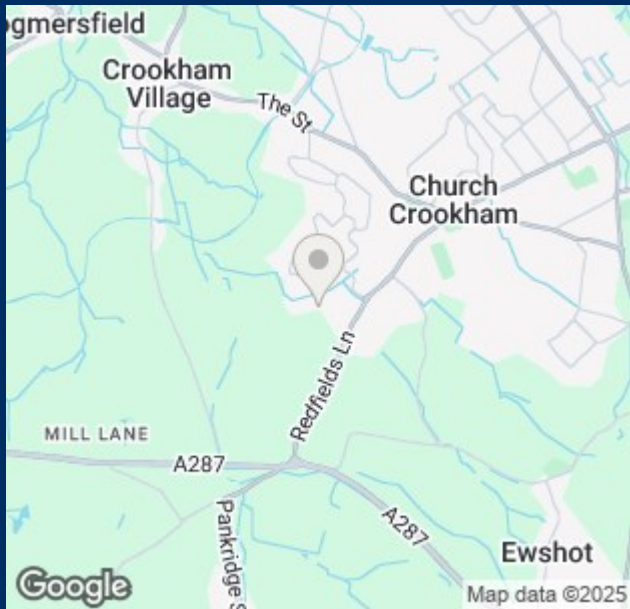
Located in the charming and highly desirable village of Church Crookham, this stunning property offers a unique opportunity to enjoy a blend of peaceful countryside living while remaining conveniently close to local amenities. Nestled on a generous plot, the home is perfect for those seeking space, privacy, and a true sense of community.

Church Crookham is a picturesque village renowned for its strong local heritage, surrounded by beautiful countryside walks, yet it also benefits from excellent transport links to the larger towns of Fleet and Farnham, with direct access to the M3 for commuters. The area is well-served by local schools, shops, and recreational facilities, making it an ideal location for families and individuals alike.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

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Watery Lane, Church Crookham, Fleet, GU52

Approximate Area = 2729 sq ft / 253.5 sq m (exclude carport)

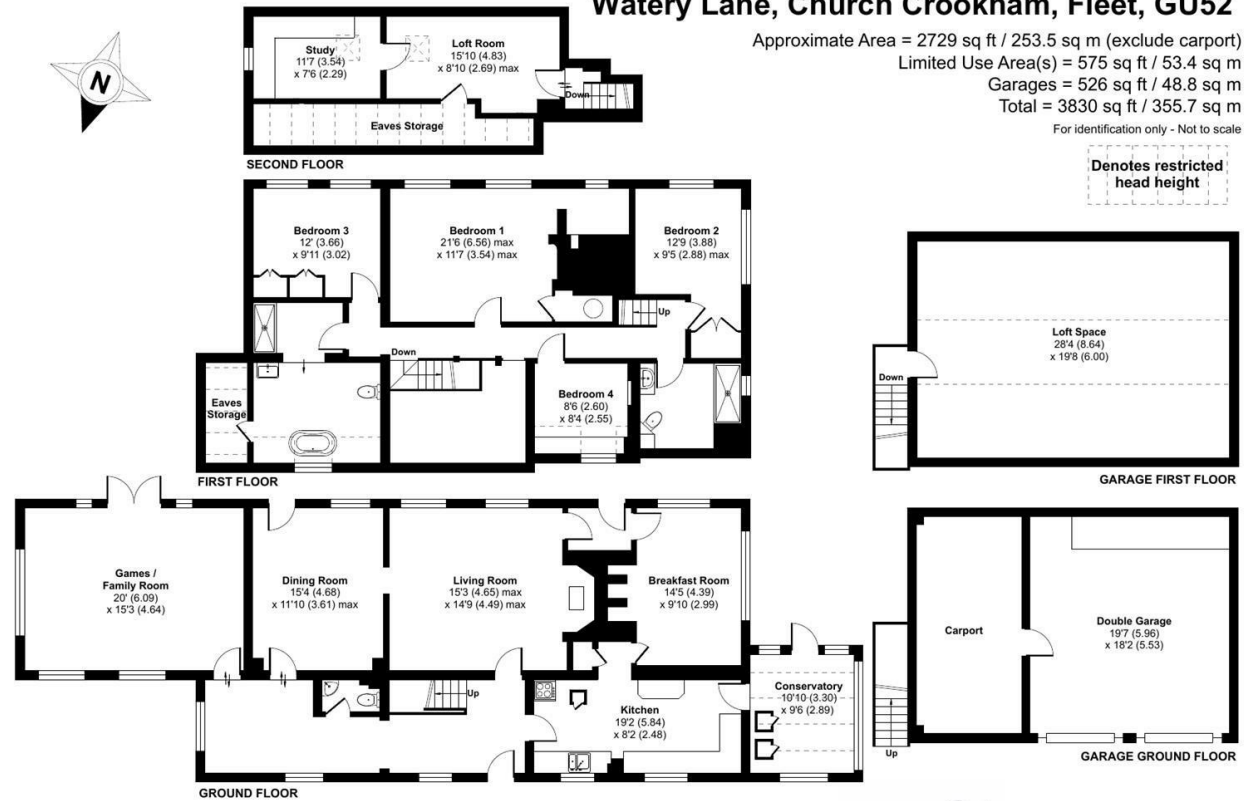
Limited Use Area(s) = 575 sq ft / 53.4 sq m

Garages = 526 sq ft / 48.8 sq m

Total = 3830 sq ft / 355.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Waterfords. REF: 1317414

Waterfords
Residential Sales & Lettings

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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