



The Verne | Church Crookham | Fleet | GU52 6LY  
Offers In Excess Of £700,000 Freehold

*Waterford's* W  
Residential Sales & Lettings



# The Verne | Church Crookham Fleet | GU52 6LY Offers In Excess Of £700,000

A beautifully extended and immaculately presented four-bedroom detached home in the heart of Church Crookham, Fleet. Featuring a stunning 27ft open-plan kitchen/family room, landscaped south-westerly garden, and four spacious bedrooms including a luxury en-suite. Ideally located near top-rated schools, transport links, and local countryside, this is a perfect home for modern family living.

- Exceptional four-bedroom detached home
- Vast loft space, ready to extend to your personal desire
- Services supplied to provide potential to install summer house to rear
- Exceptionally large front drive with potential to install a double garage
- Catchment of top-rated schools
- South-westerly facing low maintenance garden
- 27ft open-plan kitchen/breakfast/family room
- Gemini quartz worktop featuring an induction hob with elegant inline extractor
- Additional lounge, utility room and large downstairs cloakroom
- Excellent transport links

We are delighted to present this unique and immaculately presented four-bedroom detached family home, ideally situated in the highly sought-after residential area of Church







Crookham, Fleet. This exceptional property has been thoughtfully re-modelled and tastefully updated by the current owners, offering spacious and versatile living accommodation across two floors—perfectly suited for modern family life.

This dwelling is a must see and has further potential to develop. We believe this property is unique on the current market. Due to the level of finish and feel it embodies.

Upon entering, you are greeted by a welcoming reception hallway with stairs to the first floor housing under-stairs storage. A standout feature of the home is the impressive 27ft open-plan kitchen/breakfast/family room, which seamlessly connects to a stylish dining area enhanced by dual-aspect bi-folding doors—flooding the space with natural light and opening directly onto the private rear garden. The kitchen, hallway and utility room has had high specification timber flooring installed throughout. Furthermore the kitchen has been designed with contemporary eye and base-level units topped with Gemini Quartz work surfaces. Premium integrated appliances include an induction hob with flush extractor, fridge, freezer, wine cooler, dishwasher, and oven, ensuring a functional and elegant culinary space. A separate utility room offers additional storage and appliance space. Further ground floor accommodation includes a bright and spacious front-aspect living room, and a generous cloakroom, with potential to convert into a shower room or add in vast storage if desired.

The first floor offers four well-proportioned bedrooms and a beautifully re-fitted family bathroom. The principal bedroom features bespoke built-in wardrobes and a stylish en-suite shower room with stunning rain shower. Bedroom 3 also further benefits from built in wardrobes.

A noteworthy bonus is the generous loft space, which benefits from planning permission already granted to convert into home office space providing further potential to allow future owners to further expand this already impressive home.

The south-westerly facing rear garden, approximately 60ft in length, has been developed for low maintenance and







maximum enjoyment—mainly laid with high-quality artificial lawn and complemented by a generous patio area, ideal for outdoor entertaining.

Positioned within a quiet, family-friendly neighbourhood, the home benefits from close proximity to highly regarded schools including Tweseldown Infant School, Church Crookham Junior School, and Court Moor Secondary School—making it an ideal choice for growing families. Fleet is ideally situated for access to the M3 and other major road links, along with its mainline station providing fantastic rail links to Waterloo, Basingstoke and Southampton. The local Buzz bus service also offers links to the surrounding towns of Farnborough, Aldershot and Farnham. Easy access to surrounding countryside including Fleet pond nature reserve, a notable beauty spot. In addition to the town's desirable location, contributes to why Fleet has recently been voted the best place to live in the UK by the Halifax quality of life study, and making Fleet a popular choice for families and commuters alike.

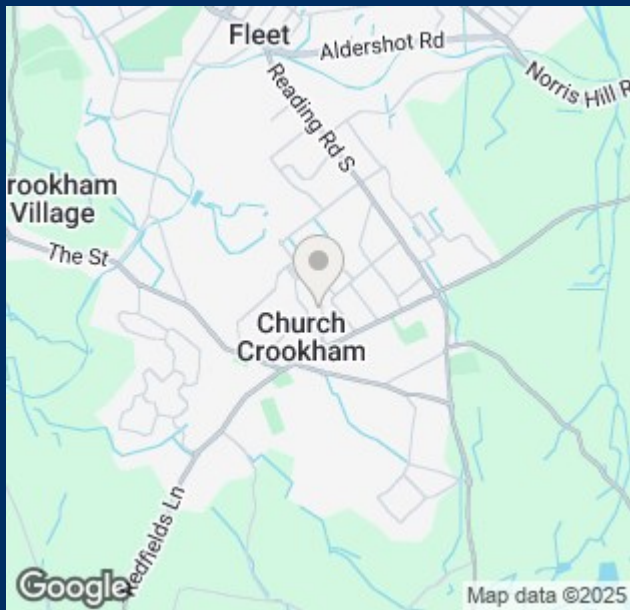
Waterfords are delighted to represent this lovely family home, and viewings are highly recommended to truly appreciate the potential of this home and surrounding areas.

Disclaimer: This Information has been obtained and provided by the Property Owner

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 . We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.

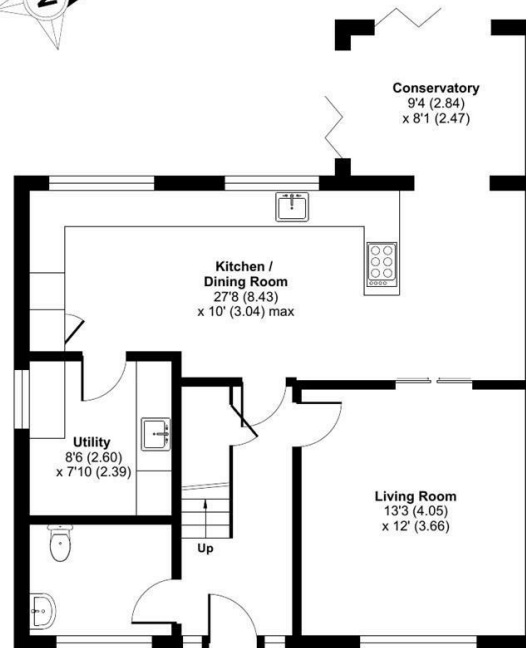




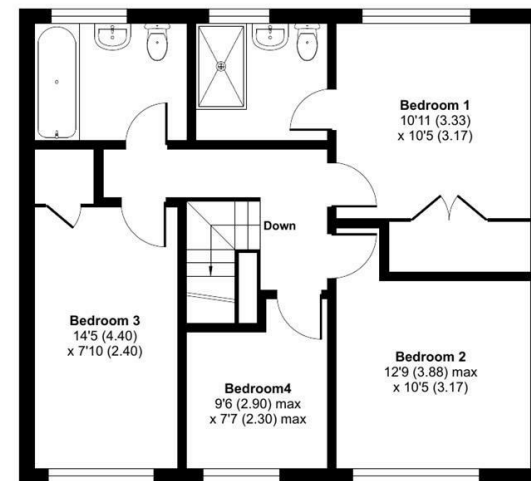
## The Verne, Church Crookham, Fleet, GU52

Approximate Area = 1425 sq ft / 132.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Waterfords. REF: 1302328



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

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