



Aldershot Road | Church Crookham | Fleet | GU52 8JY

Offers Over £1,000,000

Freehold

Waterford's W
Residential Sales & Lettings

Aldershot Road | Church
Crookham
Fleet | GU52 8JY
Offers Over £1,000,000

Beautifully presented throughout, this versatile 5-bedroom, 2-bathroom detached family home offers four generous reception rooms, a modern kitchen with utility, integral garage, ample parking, and landscaped gardens on a 0.43 acre plot. Situated in a convenient location, this substantial property combines space, comfort, and potential—ideal for modern family living.

- Detached family home in good condition throughout
- 4 versatile reception rooms including study/home office
- Integral garage & ample driveway parking
- Scope for further extension (STPP)
- Large kitchen/breakfast room with separate utility room
- 5 spacious bedrooms & 2 modern bathrooms
- Well-appointed kitchen with separate utility room
- Beautifully landscaped 0.43 acre plot
- Court Moor School catchment area
- Ideal for growing families, home working, or multi-generational living

Set within a peaceful and highly sought-after location, this substantial 5-bedroom, 2-bathroom detached residence presents a rare opportunity to acquire a beautifully maintained family home, perfectly balancing space, privacy, and practicality.





Sitting proudly on a generous 0.43 acre plot, this versatile property offers ample living space both inside and out, making it ideal for growing families, multi-generational living, or those who love to entertain.

The ground floor features four generously sized reception rooms, offering unrivalled flexibility to suit a wide range of lifestyles. A bright and airy formal living room with large windows and garden views creates a welcoming heart to the home, while the separate dining room provides the perfect setting for entertaining family and friends. An additional family room or snug offers a cosy retreat, and a dedicated home office or study is ideal for remote working. A spacious and well-equipped kitchen/breakfast room sits at the heart of the home, with ample storage, quality appliances, and views over the rear garden. A separate utility room and downstairs cloakroom add further convenience.

Upstairs, five well-proportioned bedrooms offer generous accommodation for the whole family. The master suite includes a private en-suite bathroom, while the remaining four bedrooms are served by an additional modern bathroom, providing comfort and functionality for daily family life.

Outside, the property truly comes into its own. The 0.43 acre plot features expansive lawns, mature trees, and beautifully maintained gardens that wrap around the house, providing a tranquil setting and plenty of space for outdoor living, play areas, or even the potential for future extensions (subject to planning).

To the front, a private driveway offers parking for multiple vehicles, complemented by an integral



garage for secure storage or additional workspace.

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.



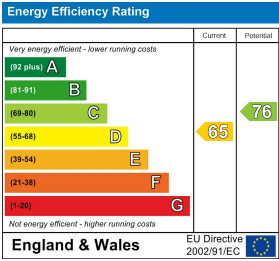


Aldershot Road, Church Crookham, Fleet, GU52

Approximate Area = 2446 sq ft / 227.2 sq m
Limited Use Area(s) = 24 sq ft / 2.2 sq m
Garage = 296 sq ft / 27.4 sq m
Total = 2766 sq ft / 256.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Waterfords Residential Sales & Lettings.



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