



Victorian property with period proportions

Rounton Road, Church Crookham, Hampshire GU52 6JH

Freehold

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Characterful proportions • Drawing room with open fireplace • 3 Further reception rooms • Family Kitchen • 4 Further bedrooms • Secluded level garden • Detached garage/work shop • Gated gravel driveway

Local information

Whitegates is located in the desirable residential area of Church Crookham, on the outskirts of Fleet close to the Surrey and Berkshire borders. Within the village of Church Crookham there are a Sainsbury's, Tesco's, Coop, two post offices, garden centre, a restaurant a café and a couple of public houses. Fleet town centre offers an excellent range of multiple and independent retailers, a Waitrose, Sainsbury's and M&S supermarkets and a diverse selection of restaurants. There is also a state of the art leisure centre. The commuter enjoys convenient access to Fleet's mainline station, providing a service into to London Waterloo in less than an hour and also to Basingstoke and Southampton. There is also good access to the M3 (Junction 4a) and on to the M25 and M4. The area is renowned for its good selection of both state and independent schools including Tavistock Infants, Heatherside Infants and Junior School, Velmead, Elvetham Primary, Court Moor Secondary and Calthorpe Secondary School, St. Nicholas, Yateley Manor and Lord Wandsworth's. Farnborough Sixth Form College provides a successful and well respected option for A levels. There are an extensive network of public footpaths plus the Basingstoke canal towpath, and public paths providing plenty of opportunity for cycling, running, dog walking and enjoying the local countryside and wildlife.

About this property

Whitegates is an attractive Victorian property with beautiful character and turn of the century proportions throughout. A covered porch gives access to the reception hall with original wooden paneling and doors leading to all rooms on the ground floor. The triple aspect drawing room offers views of the garden and features an open fireplace, decorative paneling and French doors giving access to the garden. There is a family room with two characterful bay windows making this a cheerful room. The adjacent dining room is equally bright. The kitchen is smartly fitted and has a range oven and space for informal dining. There is a neighbouring utility room with access out to the side of the property. Off the kitchen is a bright study, which also has access out to the outside. There is a ground floor bathroom, again with access out to the garden, allowing this to be a changing facility for the outdoor pool. Upstairs accommodates a triple aspect principal bedroom with an en suite bathroom. There are a further four bedrooms (three doubles) and two bathrooms.

Tenure

Freehold

EPC rating = D

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 3,410 sq ft / 317 sq m
Outbuildings 443 sq ft / 41 sq m
Total 3,853 sq ft / 358 sq m



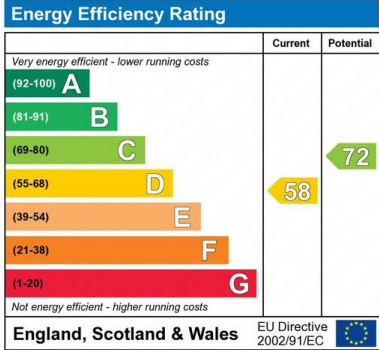
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