



Selbon

Residential sales & lettings

Reading Road South, Church Crookham, Fleet,
Hampshire, GU52 7TD

Offers over £900,000 Freehold



01252 979300

Selbonproperty.co.uk

- Character Property Built Circa 1923
- Kitchen, Breakfast Room & Cloakroom
- Four Bedrooms
- Driveway Parking & Two Garages
- Potential to Extend (S.T.P.P)
- Mature Plot Approaching 0.5 Acre
- Three Further Reception Rooms
- En-Suite & Family Bathroom
- Close to Local Schools & Fleet Town Centre
- Approx. 200ft. Rear Garden

Selbon Estate Agents are delighted to offer to the market this stunning character property built circa 1923, situated in a non-estate location in Church Crookham.

Offered to the market for the first time in over 45 years the property has been thoughtfully and carefully looked after by the current owners. The mature plot is approaching 0.5 of an acre with the rear garden measuring approximately 200ft. in length.

The current school catchments include: Heatherside Infant & Junior schools as well as Court Moor Secondary school. Fleet town centre is 1 mile distant and Fleet mainline train station is 1.8 mile distant, meaning the property is located in an excellent position.

From the covered porch area you are welcomed into a hallway with stairs to the first floor with storage cupboard below. The sitting room features a front aspect bay window, fireplace and doors to the garden. The dining room also enjoys a front aspect bay window and feature hand carved fireplace. The kitchen comprises; eye and base level cupboard and drawer units with inset ceramic sink, built-in double oven, hob and extractor over.

Further ground floor accommodation includes; family room, breakfast room and a cloakroom.

To the first floor are four generous bedrooms and a re-fitted family bathroom. Bedroom one features built-in wardrobes, dual aspect windows and a fantastic four piece en-suite bathroom.

A particular feature of the property is mature rear garden which is fully enclosed with fences and side access. The garden is complimented with decking area ,several patio areas, established borders with mature shrubs and plants, wild garden and a natural woodland area with mature trees at the bottom of the garden.

The driveway provides off-street parking for ample vehicles and leads to a detached double garage. In addition there is a further garage to the other side of the property.

The property is set back from the road and to the front there are evergreen borders enclosing the garden.















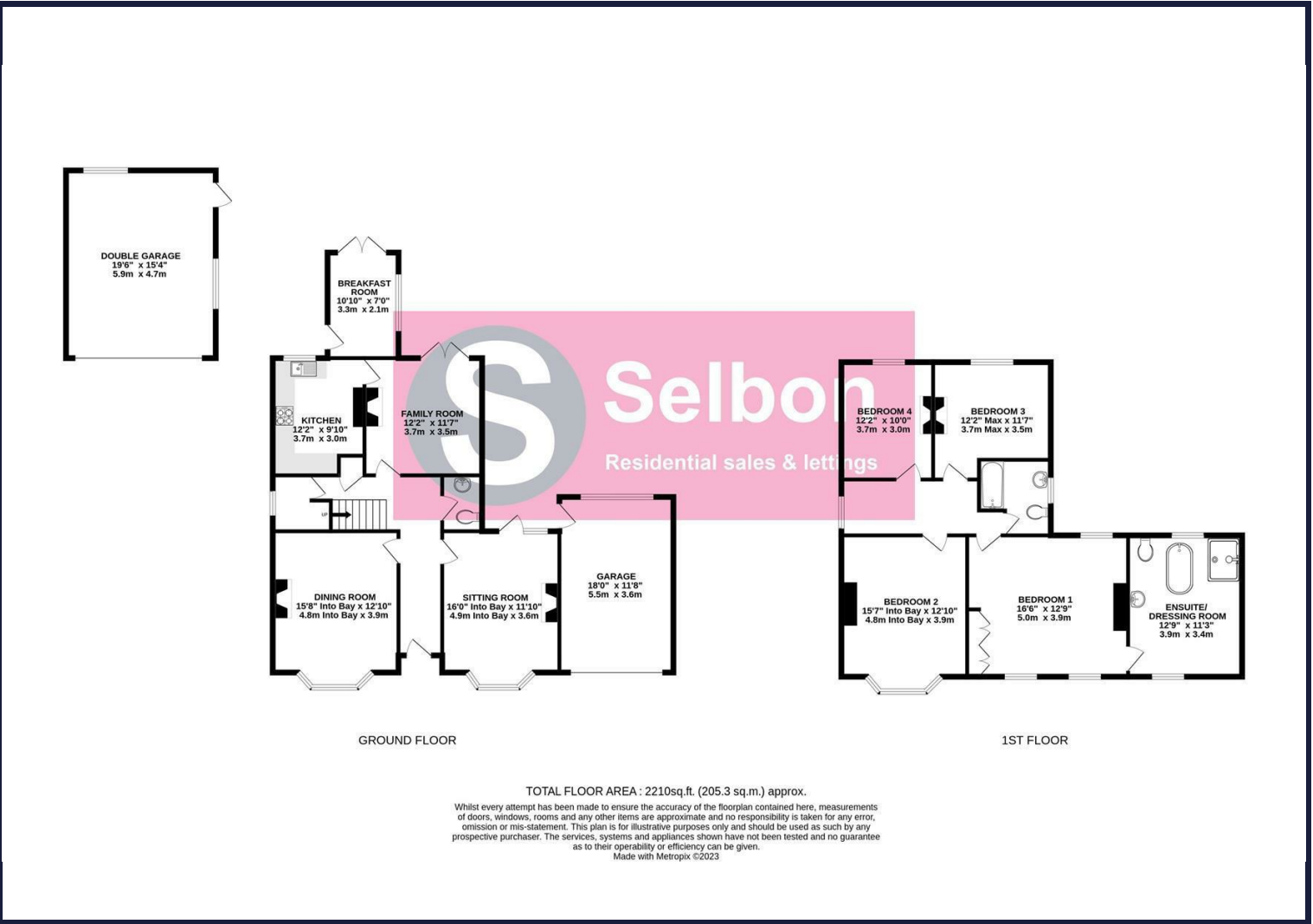




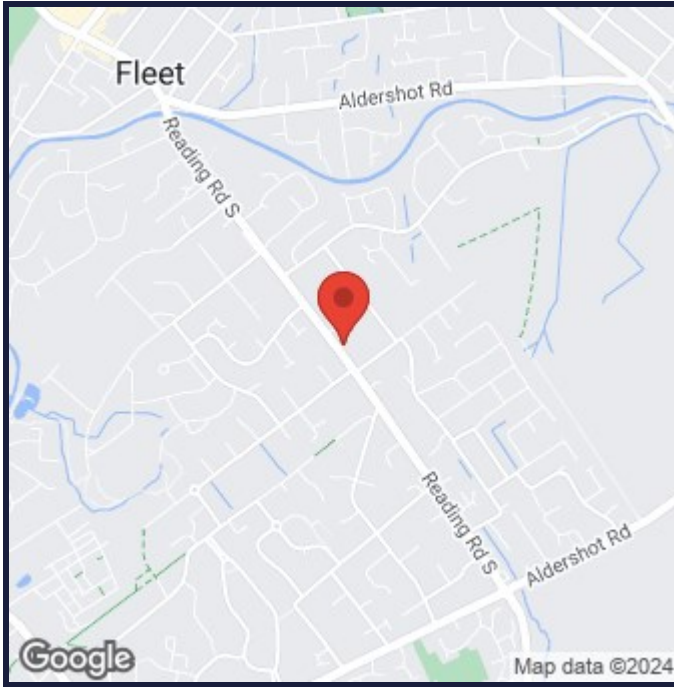




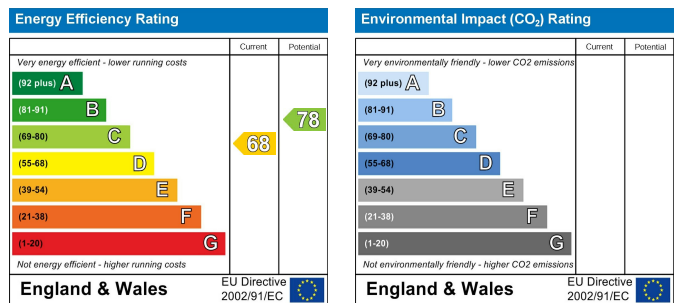
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: F

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