



**Selbon**

Residential sales & lettings

Lion Way, Church Crookham,  
Hampshire, GU52 8UW

Offers over £750,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- Extended & Modernised Detached Family Home
- 20ft. Living Room & Family/Dining Room
- Re-Fitted Kitchen/Breakfast Room
- En-Suite to Bedroom Two & Family Bathroom
- Cul-De-Sac Location in Church Crookham
- Four Bedrooms
- Study, Cloakroom & Utility Room
- Bedroom One With Dressing Area & En-Suite
- Mature Rear Garden
- Ample Driveway Parking & Double Garage

Selbon Estate Agents are delighted to offer to the market this extended four bedroom detached family home offering over 1800Sq.Ft. of accommodation, situated in a cul-de-sac location in Church Crookham.

The property is conveniently located for local schools and is currently in the catchment area for Tweseldown Infant school, Church Crookham Junior school and Court Moor Secondary school.

Offering flexible living accommodation this stunning home has been meticulously refurbished by the current owners. The principle accommodation includes; 20ft. living room, family/dining room, kitchen/breakfast room, utility room, study and a cloakroom.

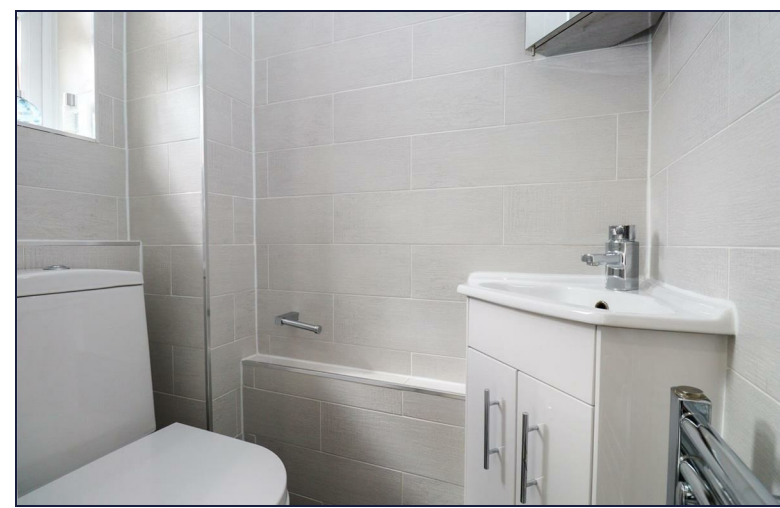
Of particular note is the re-fitted kitchen which comprises; contemporary eye and base level cupboard and drawer units under a Quartz work surface. Built-in Neff appliances including double oven, induction hob with extractor over, dishwasher and fridge. The kitchen opens to a vast family/dining room with dual aspect bi-folding doors, both to the rear garden meaning an abundance of natural light flows into the room.

To the first floor are four bedrooms and a family bathroom. Bedroom one benefits from a dressing area and re-fitted shower room. Bedroom two also benefits from an en-suite shower room.

Externally the rear garden measures 45ft. in width by 30ft. in depth and is predominately laid to lawn with an array of planting and trees. Immediately to the rear of the property is a patio area, accessed from both the living room and family room.

To the front is a further area of lawn with evergreen hedging. Driveway provides off-street parking for several vehicles and leads to a double garage. In addition there is also an electric car charging point.

Fleet town centre is around 1.5 miles away with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are also only a short distance away. There is also easy access to walking, running and cycling routes.





























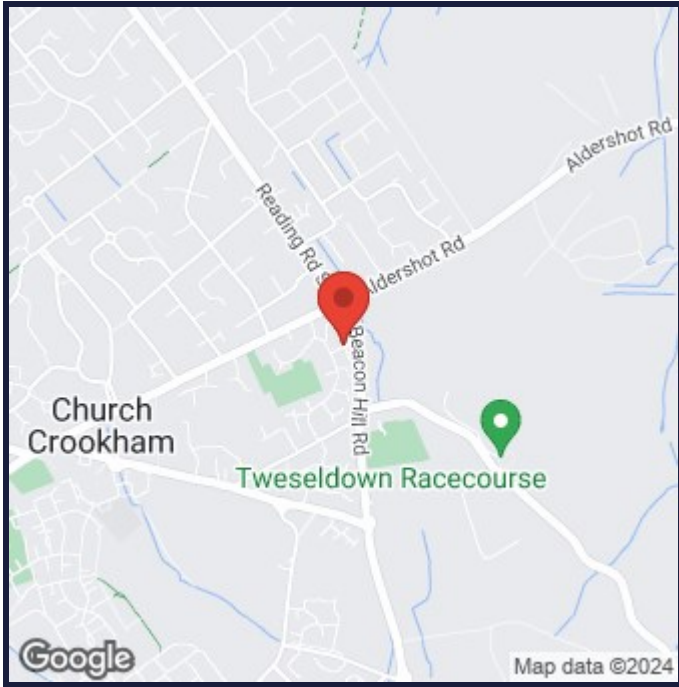
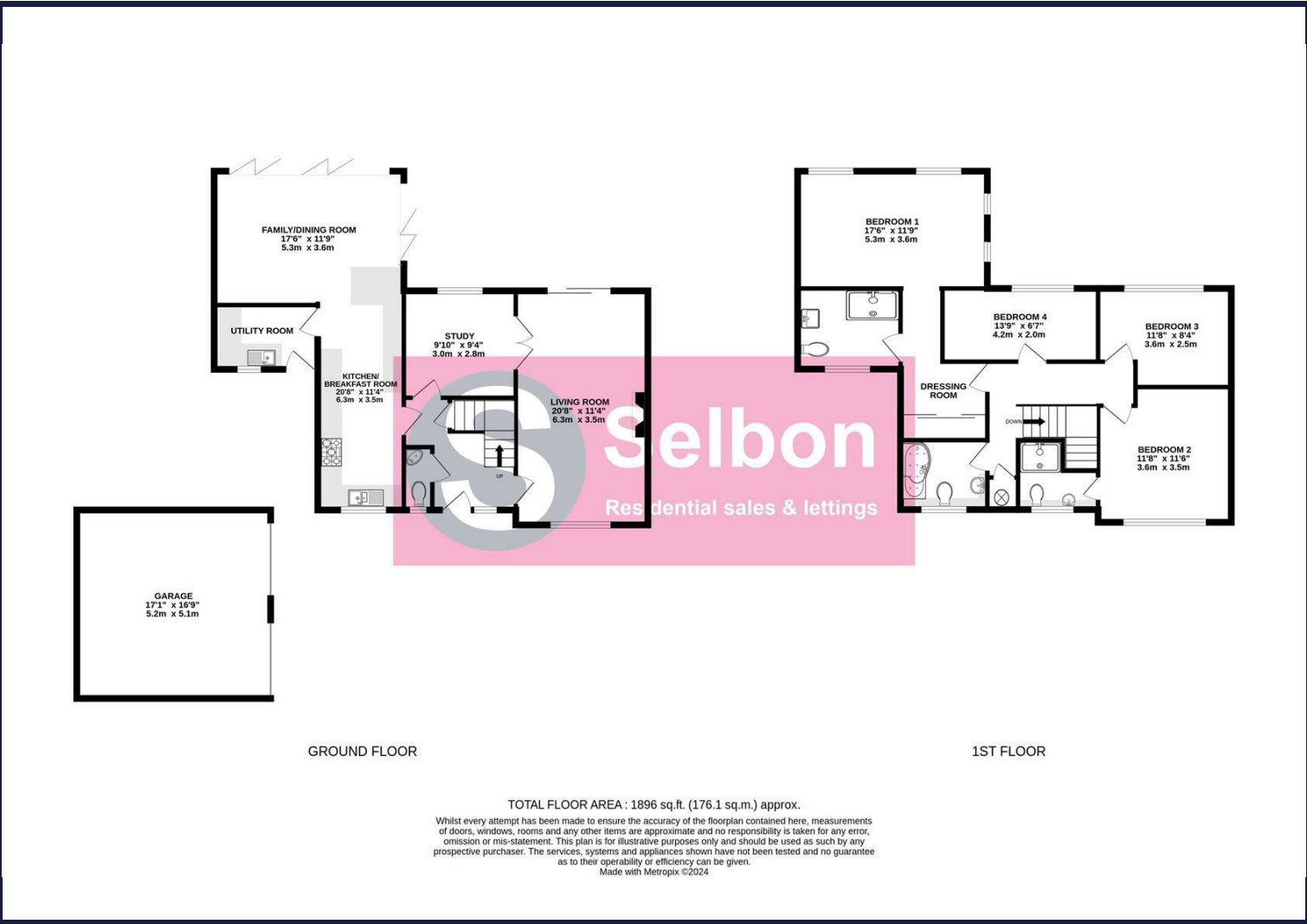




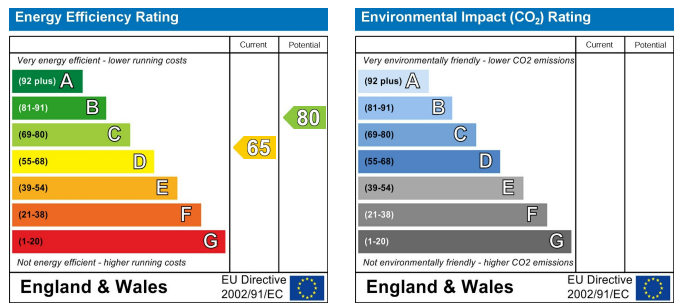


Floor Plans

Area Map



Energy Performance Graph



Viewing

Council Tax Band: F

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

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