



Selbon

Residential sales & lettings

Rounton Road, Church Crookham,
Hampshire, GU52 6JE

Offers over £650,000 Freehold



01252 979300

Selbonproperty.co.uk

- Detached Family Home
- Re-Modelled & Upgraded Internally
- L-Shaped Living/Dining Room
- Utility Room & Cloakroom
- Enclosed Garden
- Four Bedrooms
- Re-Fitted Kitchen/Breakfast Room & Bathroom
- Open Plan Kitchen & Family Room
- Gated Driveway Parking
- Close to Local Schools

Selbon Estate Agents are delighted to offer to the market this four bedroom detached family home, offered for sale in excellent order and situated in this non-estate location in Church Crookham.

The property is currently in the catchment areas of Tweseldown Infants, Church Crookham Juniors and Courtmoor Secondary Schools.

The current owners have re-modelled the property to offer more open plan living accommodation to the ground floor as well as benefitting from a re-fitted kitchen and bathroom.

On entering the property you are welcomed into a reception hallway with stairs to the first floor with built-in cupboards below and a cloakroom. The principle living accommodation includes a vast L-shaped living/dining room with dual aspect windows and feature fire place with log burning stove.

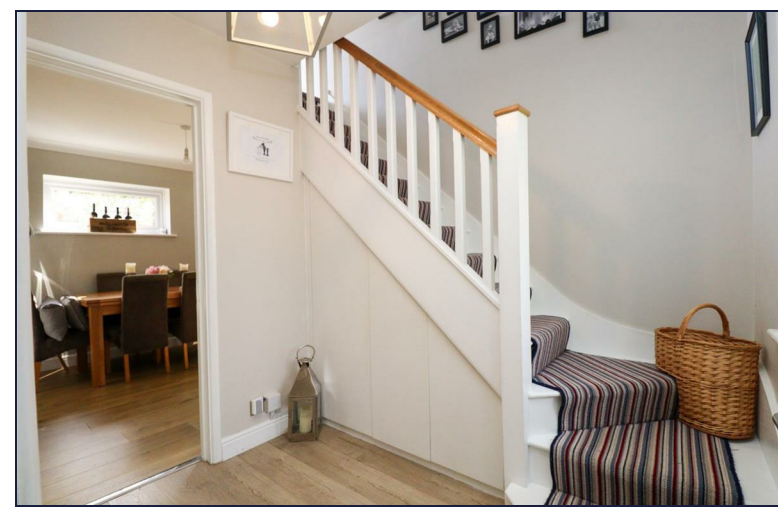
The open plan kitchen/breakfast room has been re-fitted to a high standard with eye and base level cupboard and drawer units under a Quartz work surface. A central island houses sink with mixer tap. Built-in appliances include: 5 ring gas hob with extractor over, double oven, wine fridge and dishwasher. The kitchen boasts bi-folding doors to the rear garden and opens to a family room (which was originally the garage). Adjacent to the kitchen is a utility room with built-in cupboards, inset sink and space for washing machine and tumble dryer.

To the first floor are four bedrooms and a re-fitted bathroom.

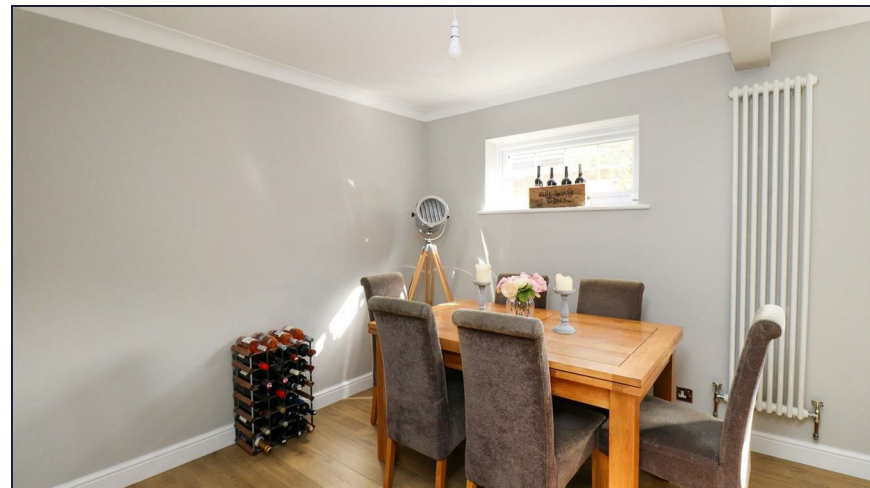
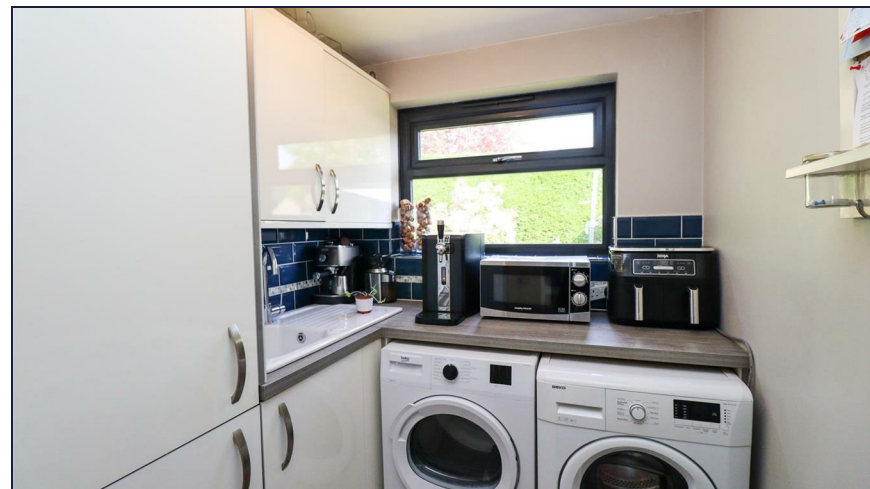
The garden measures approximately 40ft. by 25ft. and is predominately laid to lawn and enclosed by timber fencing and evergreen borders. To make use of the sun at different times of day there is a decked area and also a further patio area.

The gated driveway provides off-street parking for several vehicles.

Fleet town centre and railway station as well as the M3 are all within short driving distance and for those who love the outdoor lifestyle there is easy access to excellent walking and cycling routes including, Velmead woods, the Basingstoke Canal, Ceasars Camp to name a few.











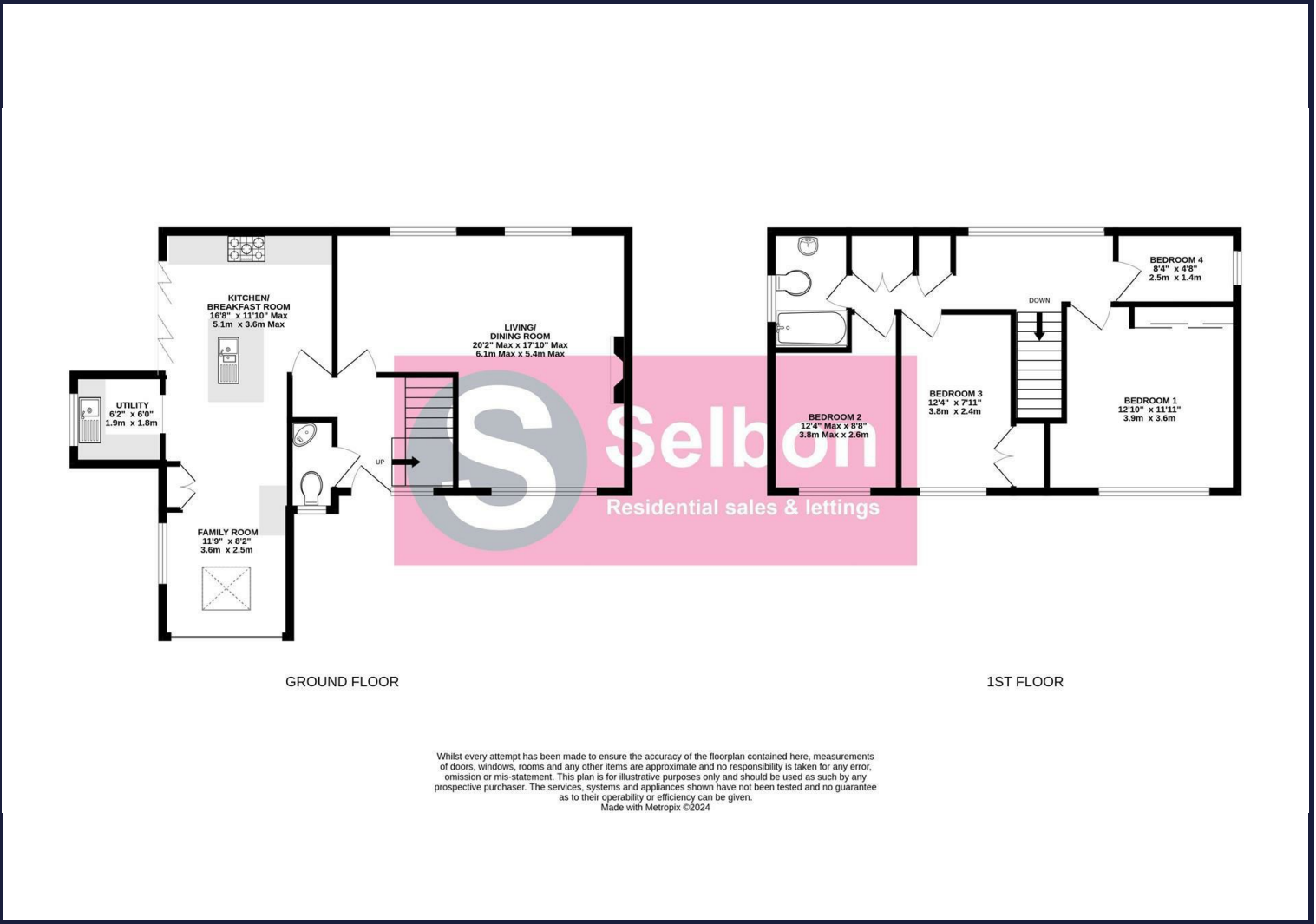




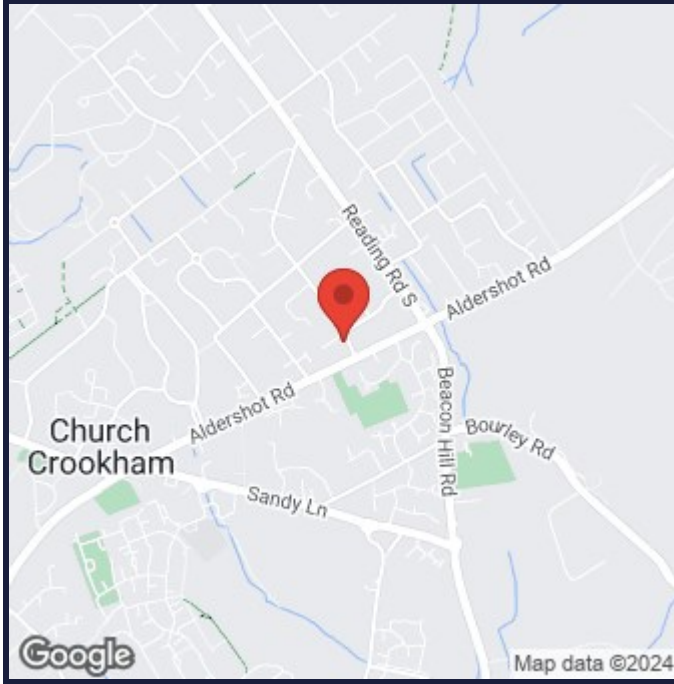




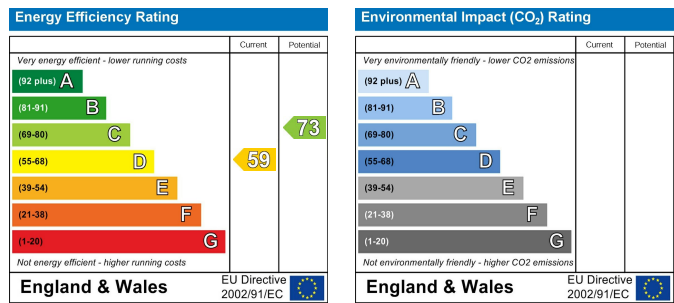
Floor Plans



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: E

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