



**Selbon**

Residential sales & lettings

The Verne, Church Crookham,  
Hampshire, GU52 6LY

Offers over £800,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- Extended & Re-Modelled Detached Family Home
- Re-Fitted Bathroom & En-Suite
- Living Room & Dining Room
- Approx. 60ft. South-Westerly Facing Rear Garden
- Close to Local Amenities & Schools
- Four Bedrooms
- Open Plan Kitchen/Breakfast/Family Room
- Utility Room & Cloakroom
- Ample Driveway Parking
- Gas Central Heating & Double Glazed Windows

Selbon Estate Agents are delighted to offer to the market this extended four bedroom detached family home, ideally located in the sought-after Church Crookham area of Fleet.

The property has been meticulously re-modelled and updated by the current owners and offers excellent family living accommodation spanning across two floors.

The current school catchment areas include: Tweseldown Infant school, Church Crookham Junior school and Court Moor Secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor with storage below. The principle living accommodation includes a 27ft. open plan kitchen/breakfast/family room which leads to a dining room with dual aspect bi-folding doors to the rear garden. A front aspect living room, utility room and a generous cloakroom (which could be made into a shower room if required)

Of particular note is the kitchen that has been re-fitted to a high standard with eye and base level cupboard and drawer units under a Quartz work surface. Built-in appliances include induction hob with built-in low level extractor, dishwasher, wine fridge, fridge and freezer. The utility room comprises further eye and base level cupboards and space for utilities.

To the first floor are four bedrooms and a re-fitted family bathroom. The main bedroom also boasts built-in wardrobes and a re-fitted en-suite shower room.

Externally the South-Westerly facing rear garden measures around 60ft. in length and is predominately laid to artificial lawn with patio area immediately to the rear of the property.

The generous loft could be converted (S.T.P.P) and already has a dormer window in place.

Fleet town centre is under 1.5 miles away with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes including Caesars Camp, Velmead woods, and the Basingstoke canal to name but a few.











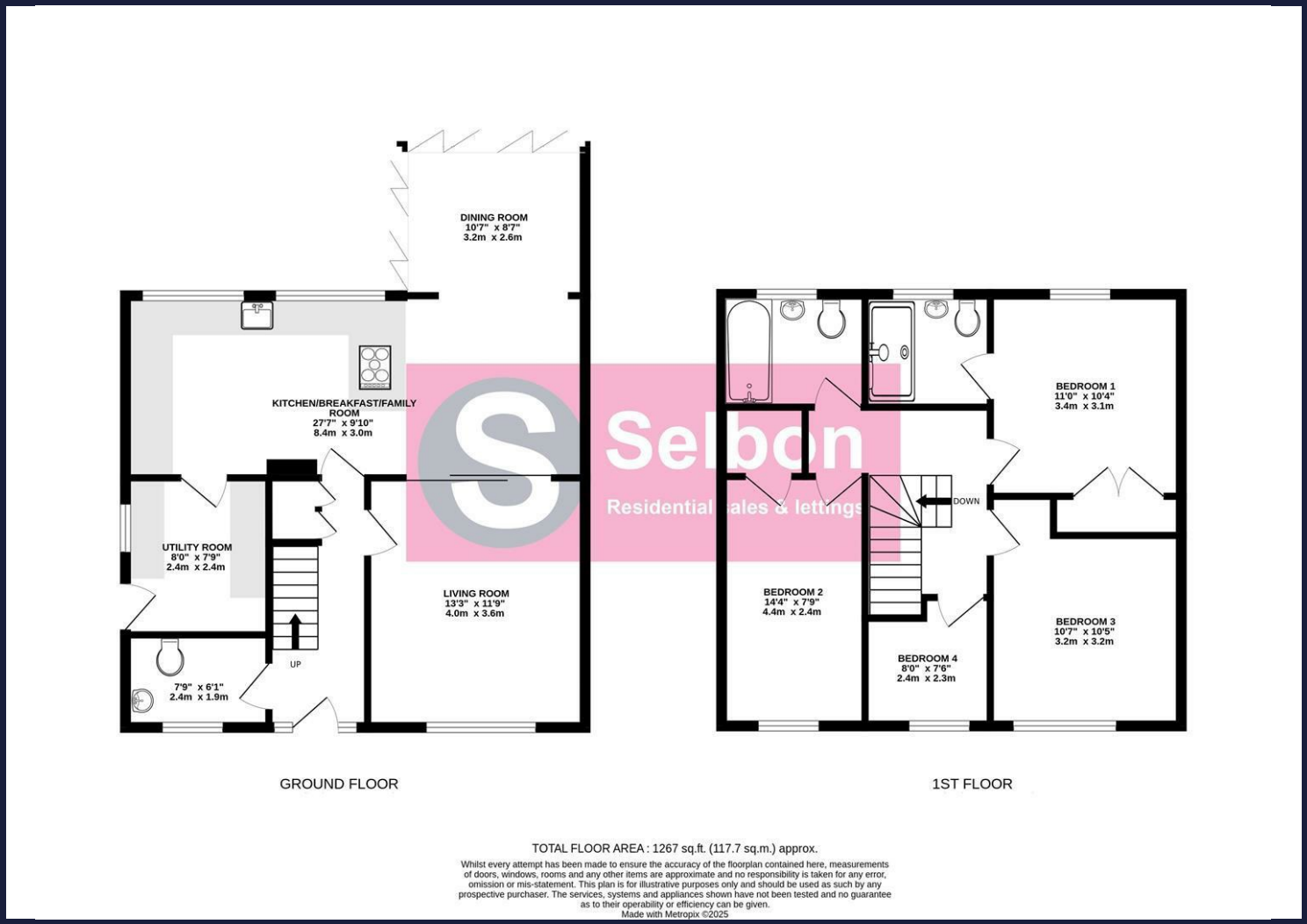








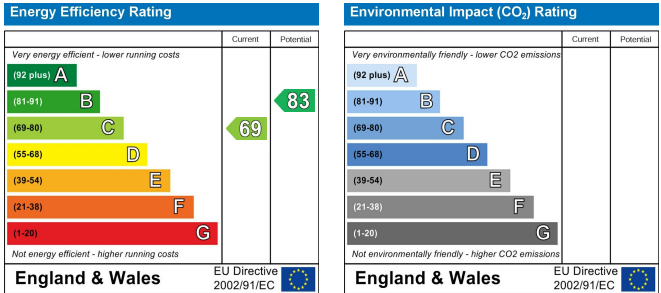
Floor Plans



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

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Council Tax Band: D