



**Selbon**

Residential sales & lettings

Watery Lane, Church Crookham,  
Hampshire, GU52 0RN  
Offers over £650,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- Detached Family Home
- Living Room & Dining Room
- Entrance Hall & Cloakroom
- Southerly Facing Rear Garden
- Close to Local Schools & Amenities
- Four Bedrooms
- Kitchen/Breakfast Room
- En-Suite Shower Room & Family Bathroom
- Driveway Parking & Garage
- Gas Central Heating & Double Glazed Windows

Selbon Estate Agents are delighted to offer to the market this four bedroom detached family home, ideally situated in this non-estate location in the Church Crookham area of Fleet.

Ideally located for local schools the current catchment areas include: Dogmersfield primary school, Church Crookham junior school and Courtmoor secondary school.

Originally the show home, the current owners purchased the property in 2004 and have enjoyed over 20 years at this stunning property.

On entering the property you are welcomed into a reception hallway with stairs to the first floor, a cloakroom with white suite and storage cupboard. The principle accommodation includes; kitchen/breakfast room, living room with dual aspect windows and French doors to the garden and a dining room.

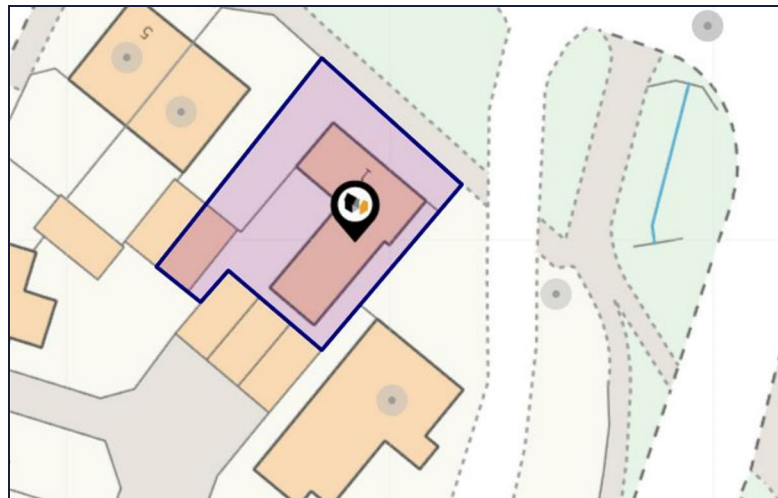
The kitchen comprises; eye and base level cupboard and drawer units under a Granite work surface. Inset sink with mixer tap, built-in appliances include; dishwasher, washing machine, fridge and freezer. There is space for a Range cooker with extractor hood over as well as space for a dining table and French doors leading to the rear garden.

To the first floor are four bedrooms and a family bathroom with white suite. Bedroom one benefits from two built-in wardrobes and an en-suite shower room. Bedroom two also benefits from two built-in wardrobes.

Externally the Southerly facing garden is predominately laid to lawn with patio area immediately to the rear of the property. There is additional outdoor space to the side of the property.

To the front the garden is laid to lawn with evergreen planting. Driveway provides ample off-street parking and leads to a garage with up and over door.

The property lends excellent access to both Farnham and Fleet town centres, J5 M3 motorway, and is approx. 4 miles distant to Fleet and 4 miles distant to Farnham train stations. For schooling there are excellent private and state schools all within easy reach.

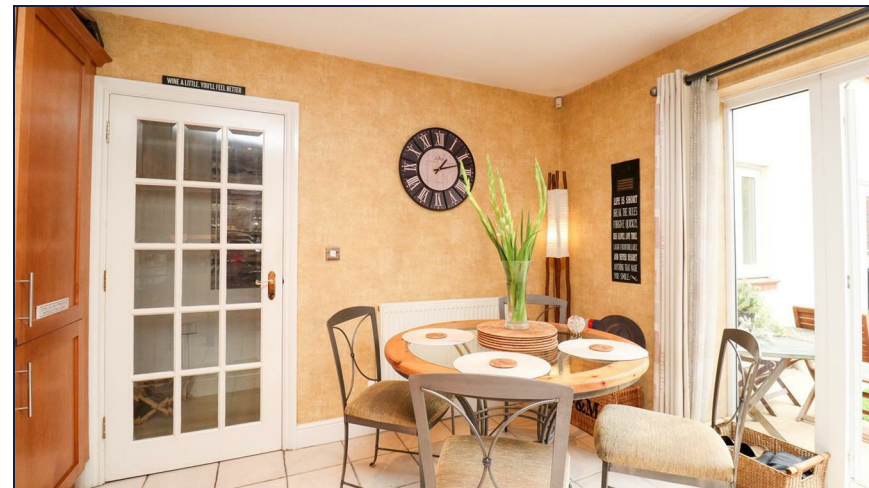




LIFE IS SHORT  
BREAK THE RULES  
FORGIVE QUICKLY,  
KISS SLOWLY, LOVE TRULY,  
LAUGH UNCONTROLLABLY,  
AND NEVER REGRET  
ANYTHING THAT MADE  
YOU SMILE.











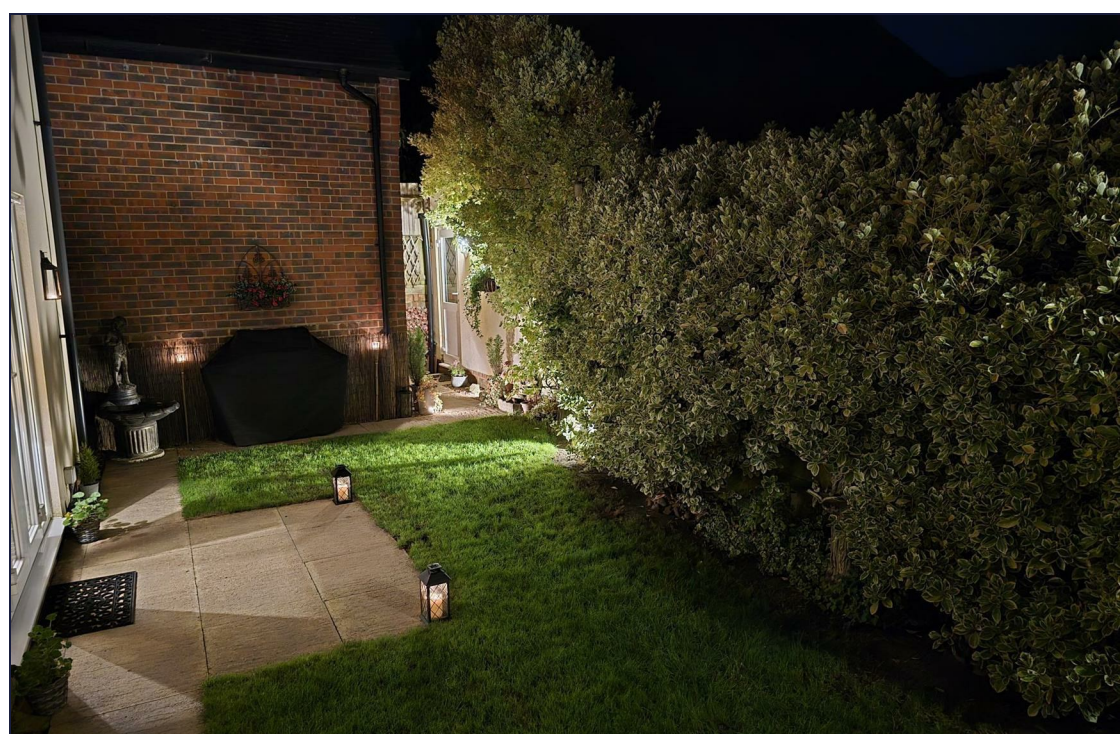






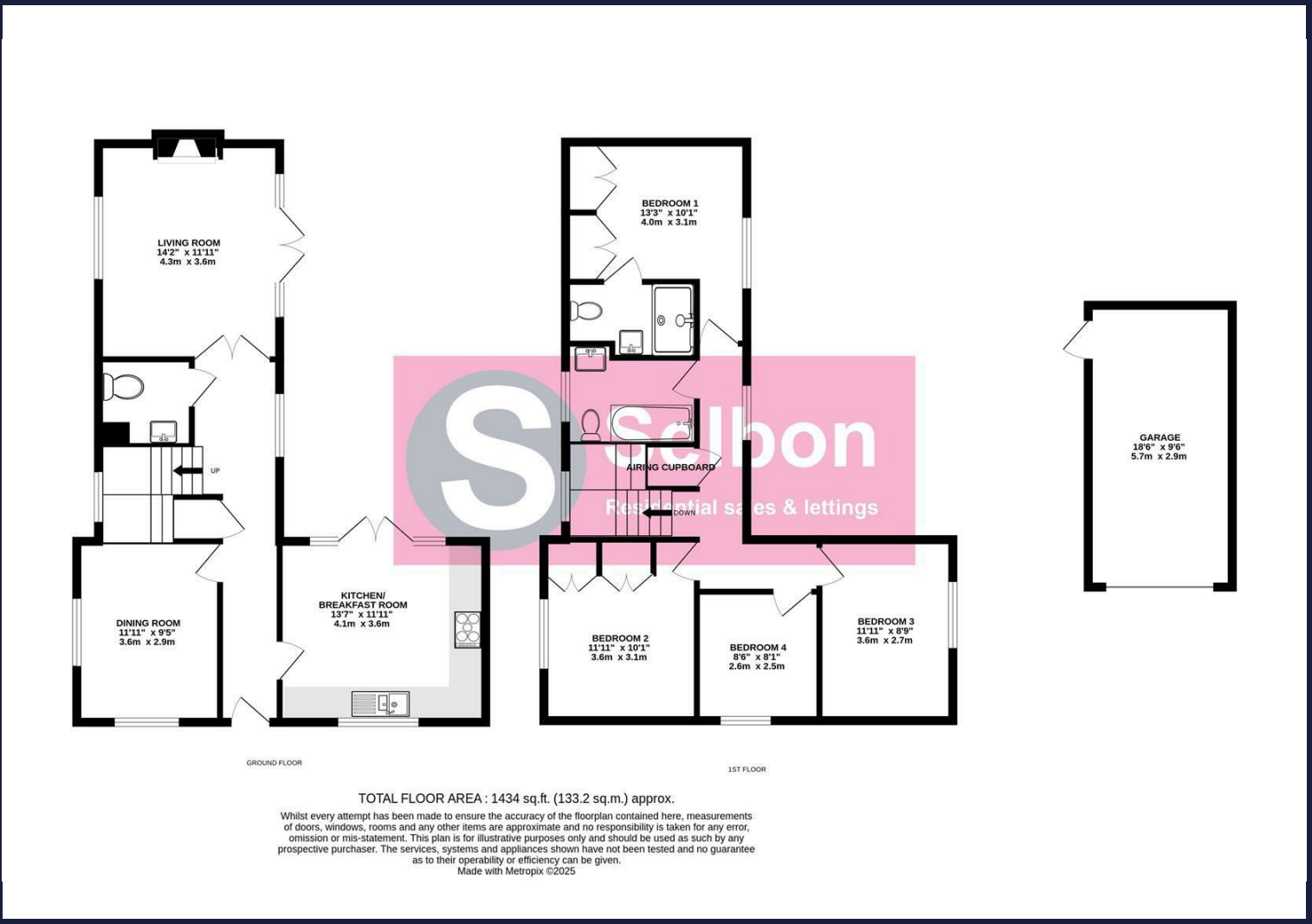








Floor Plans



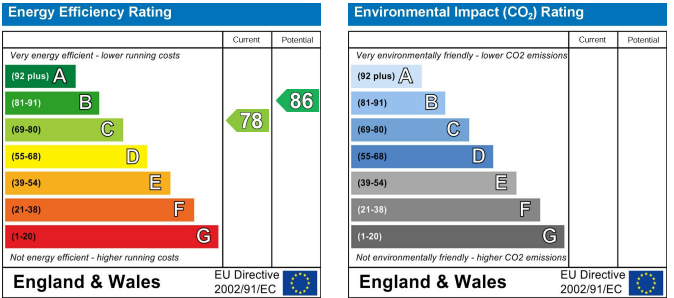
Viewing

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

Area Map



Energy Performance Graph



Council Tax Band: F

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