



- Extended Detached Cottage
- 2 Reception Rooms
- 3/4 Bedrooms, 2 En Suites & Bathroom
- Landscaped Corner Plot Garden
- Larger Than Average Timber Framed Garage

- Entrance Hall & Cloakroom
- Kitchen & Utility Room
- Gas Radiator Heating & Double Glazed Windows
- Driveway Parking For Several Vehicles
- Excellent School Catchment Area

Selbon Estate Agents are delighted to offer this extended detached family home to the market, conveniently located in the ever popular Church Crookham area of Fleet, close to local amenities and in the catchment area of some of Fleet's most sought after schools.

This delightful home, believed to date back to the turn of the century, started life as a two up, two down cottage and over the years, has been subject to extensive development and modernisation, to offer versatile living accommodation, whilst retaining a wealth of character and charm.

Accessed via the extensive driveway, there is a canopied porch with a composite front door leading to a spacious entrance hall with stairs to the first floor and doors leading to the lounge, kitchen, office and a cloakroom with a white suite.

The dual aspect lounge has a feature open brick fireplace and two sets of double glazed French doors leading to the rear garden. The front aspect office, has a door leading to bedroom four which benefits from an en suite with a white suite, heating thermostat and a front door, offering the opportunity for independent living space for an elderly relative or adult child.

The Opti plan kitchen has granite worksurfaces, a range of eye and base level units, a 6 ring range master and butler sink and there is an archway to an inner hallway with doors leading to a utility room and a dining room, which has double glazed French doors to the garden.

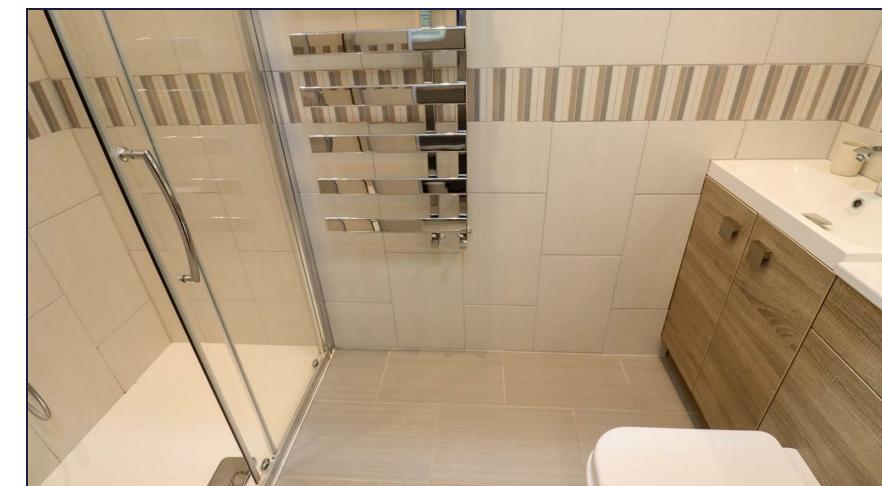
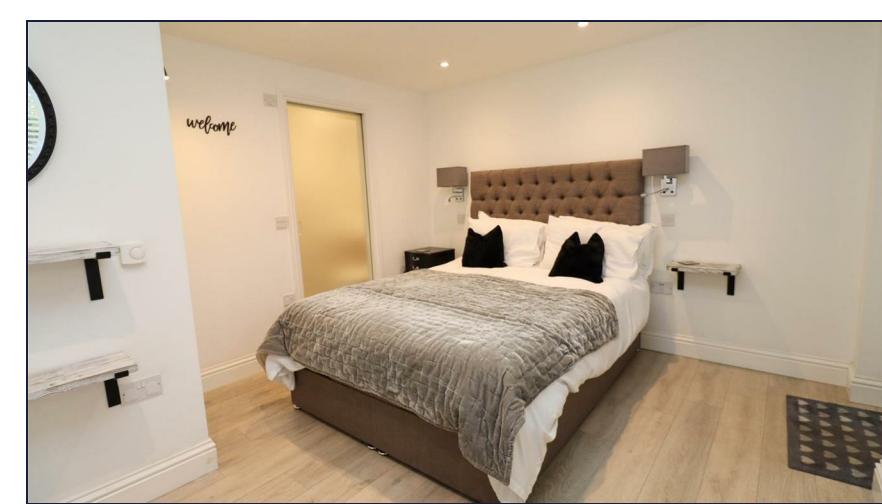
The first floor offers 3 bedrooms, the main bedroom has an en suite shower room, there are two further double bedrooms, a family bathroom with a white suite and access to two loft spaces.

Further benefits include gas radiator heating, double glazed windows, a landscaped corner plot garden, a detached brick & timber framed garage with electric roller door, driveway parking for several vehicles (suitable for motor homes).

We would highly recommend an early viewing to fully appreciate the fine features of this family home and to avoid disappointment.













Always,
Kiss Me Goodnight



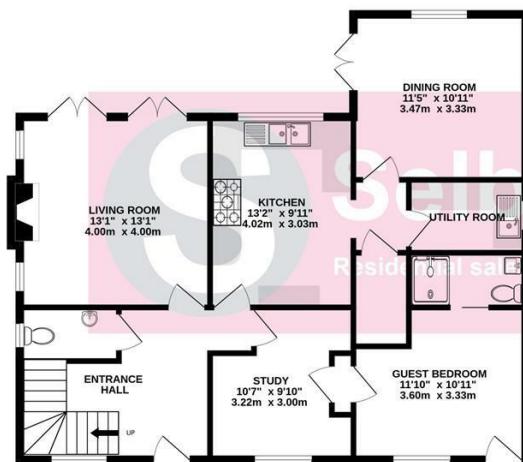
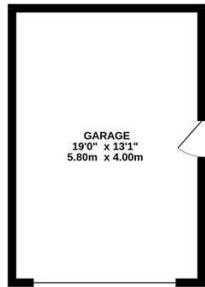




Floor Plans

GROUND FLOOR
1165 sq.ft. (108.3 sq.m.) approx.

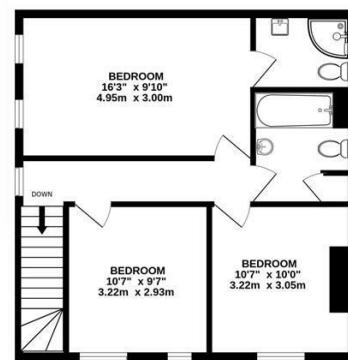
1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



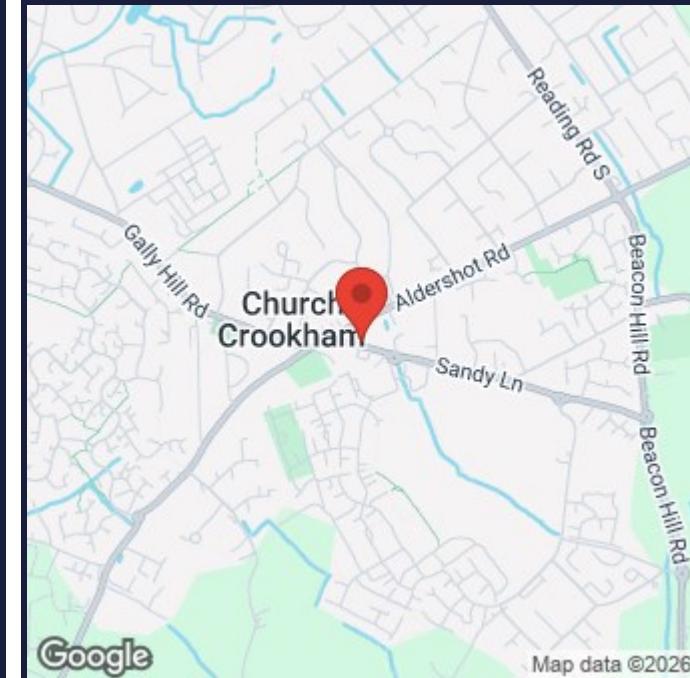
TOTAL FLOOR AREA: 1706 sq.ft. (158.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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: E