

Selbon
Simply Different

Crondall Road, Crookham Village, Fleet,
Hampshire, GU51 5SY

Offers in excess of £550,000 Freehold

3 2 2 D

01252 979300
Selbonproperty.co.uk

- Detached Character Cottage
- Refitted Kitchen/Breakfast Room
- 2 Bedrooms & Bathroom (First Floor)
- Radiator Heating & Double Glazed Windows
- Enclosed Rear Garden, Out Building & Seating Area
- 2 Reception Rooms & Conservatory
- Bedroom 3 & Shower Room (Ground Floor)
- Bonus/Loft Room (Access Off Bedroom 1)
- Driveway Parking
- Restricted Canal Views to Rear & Views Of Fields to Front







Selbon Estate Agents are delighted to offer this detached character cottage, believed to date back to the 1930's with more recent additions, situated in the sought-after Crookham Village with views across open fields to the front and restricted views of the Basingstoke Canal, to the rear.

This delightful home offers the opportunity to enjoy village life, the blend of character & charm, coupled with modern features, without the price tag that normally goes with the village, lifestyle and there are several lovely walks from the front the front door.

Having been extended and modernised over the years, the accommodation is set over 2 floors and offers future proofed living with a bedroom and shower room on the ground floor. The loft has been converted to offer a bonus room, ideal for storage or an office space (access via the main bedroom).

The entrance hall has stairs to the first floor landing and doors to the 15ft family room and the 19ft bay fronted living room with a feature fireplace and log burning stove.

The refitted kitchen/breakfast room with ample quartz work surfaces, including a oak wood breakfast bar, integrated appliances and an array of eye and base level storage units. There are doors to an 11ft conservatory with French doors to the rear garden and an inner hallway with doors to bedroom 3 with French doors to the garden and there is a shower room.

The first floor comprises two well-proportioned double bedrooms. The main bedroom enjoys views over open fields and has a door leading to stairs to the 15ft bonus/loft room which has restricted views of the canal. Bedroom two also enjoys restricted views of the canal and there is a family bathroom with a white suite.

Further benefits include radiator heating, mainly double glazed windows, driveway parking, an enclosed easterly facing garden with areas of patio and decking, a covered seating area and an outbuilding suitable for a home office/gym or a summer house with light and power.





























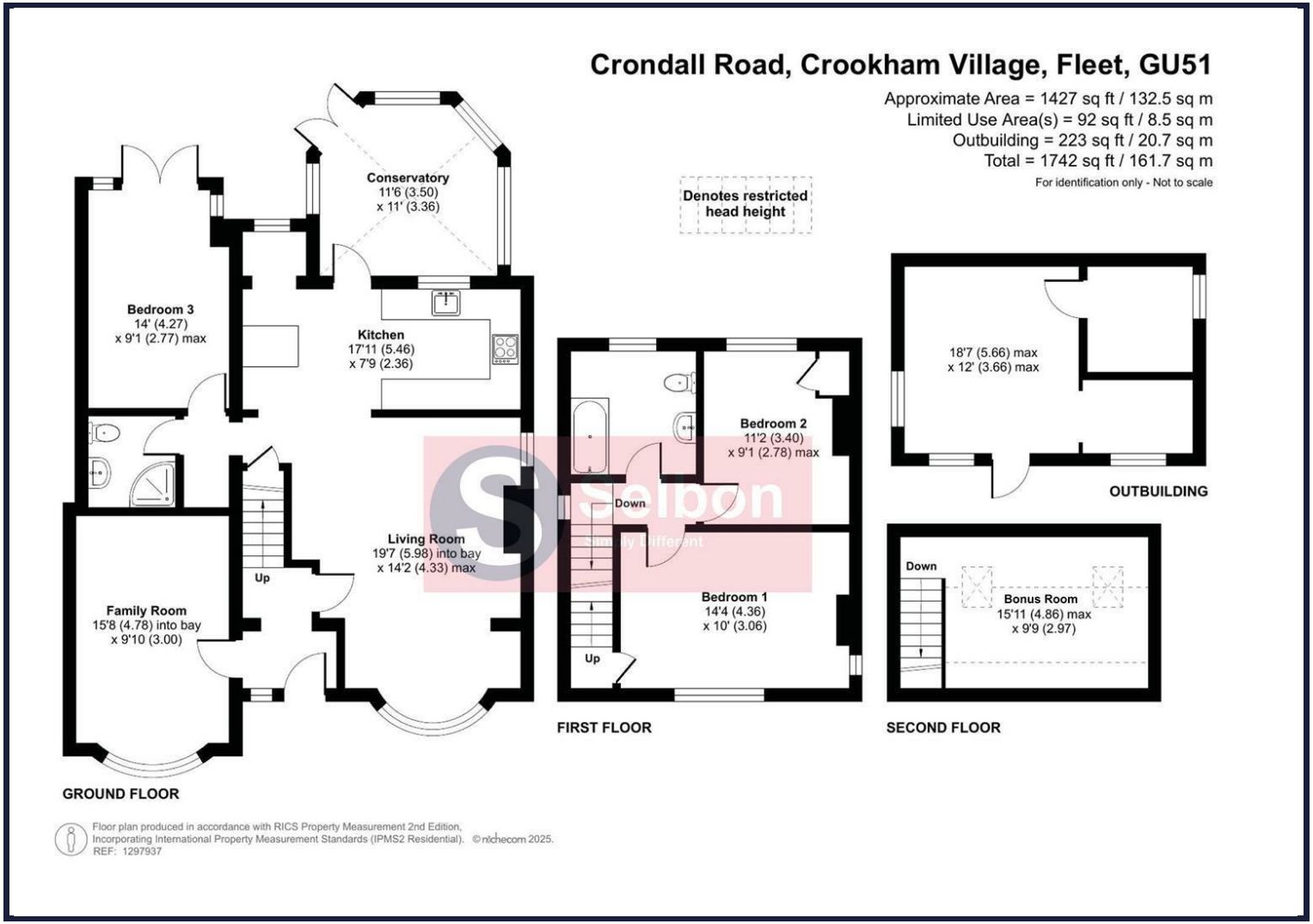








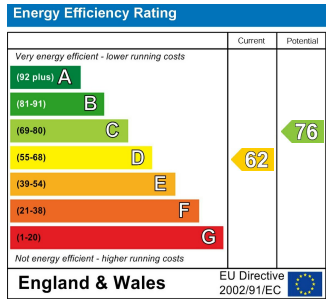
Floor Plans

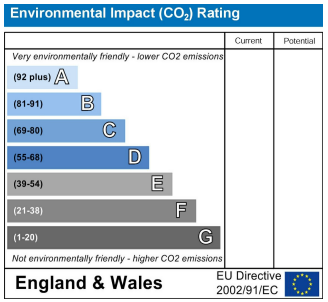


Area Map



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: F

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