



**Selbon**

Residential sales & lettings

Sandy Lane, Church Crookham,  
Hampshire, GU52 8LD

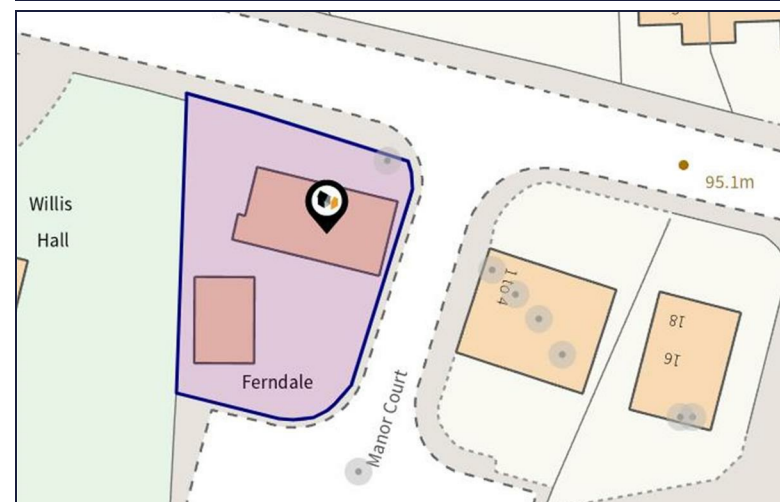
Guide price £700,000 Freehold



**01252 979300**

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

- Detached Family Home
- 18ft. Living Room & Study/Family Room
- Downstairs Shower/Wet Room
- Easterly Facing Rear Garden
- Potential to Extend (S.T.P.P)
- Three Bedrooms
- Re-Fitted Kitchen/Breakfast/Dining Room
- Family Bathroom With White Suite
- Detached Garage & Workshop
- Close to Local Schools & Amenities



Selbon Estate Agents are delighted to offer to the market this three bedroom detached family home which is originally believed to date back to the turn of the century, situated in this non-estate location in Church Crookham.

The current owner has re-modelled and modernised the property to a high specification which offers fantastic living accommodation spanning over two floors.

On entering the property you are welcomed into a porch with natural stone flooring which in turn leads to the front door. The principle living accommodation comprises; 18ft. living room with front aspect window, Oak parquet flooring, and bi-folding doors leading to the rear garden. From the living room is another reception room, currently set up as a study also with Oak parquet flooring. The 18ft. kitchen/breakfast/dining room offers a great space to entertain or enjoy family life. The re-fitted kitchen comprises; eye and base level cupboard and drawer units under a Quartz work surface. Built-in appliances include; dishwasher, oven, hob and extractor over. The dining space has a further range of cupboards and space for American fridge/freezer. There is potential to extend the property to the side (approx 2m) subject to usual planning permissions. In addition there is a downstairs shower/wet room.

To the first floor there are three good sized bedrooms and a family bathroom with white suite.

Externally the mature Easterly facing garden is predominately laid to lawn with patio area immediately to the rear of the property. There is a detached garage and workshop with power and light. The workshop also has space and plumbing for washing machine/tumble dryer. There is scope to re-develop the garage/workshop (S.T.P.P).

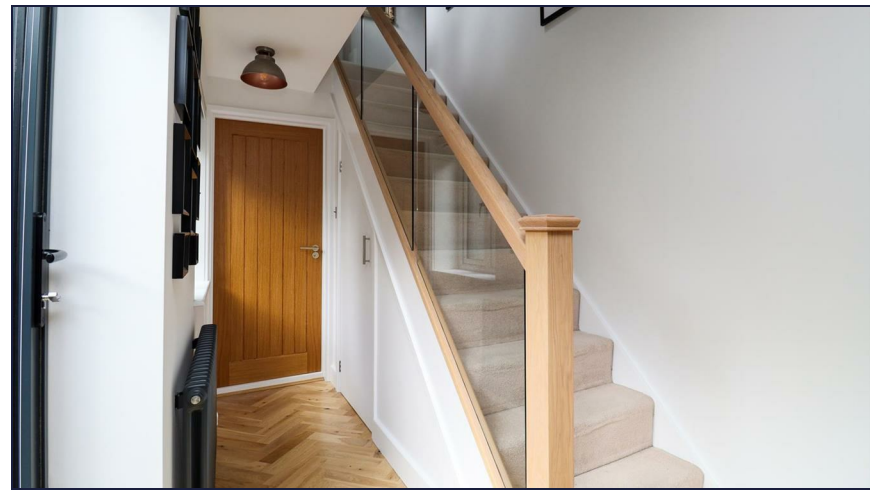
To the front the property is screened by evergreen borders. Driveway provides off-street parking for several vehicles which leads to the garage.

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

### Location:

The property is within close proximity to local amenities and is currently within catchment for Tweseldown Infants school, Church Crookham Junior school and Courtmoor secondary school. Fleet town centre is under 2 miles away with an array of shops, bars and restaurants. There is easy access to walking, running and cycling routes including Caesars Camp, Velmead woods, Basingbourne Woods and the Basingstoke canal. . Fleet mainline railway station is around 3 miles distant with trains to London Waterloo in under 40 minutes.











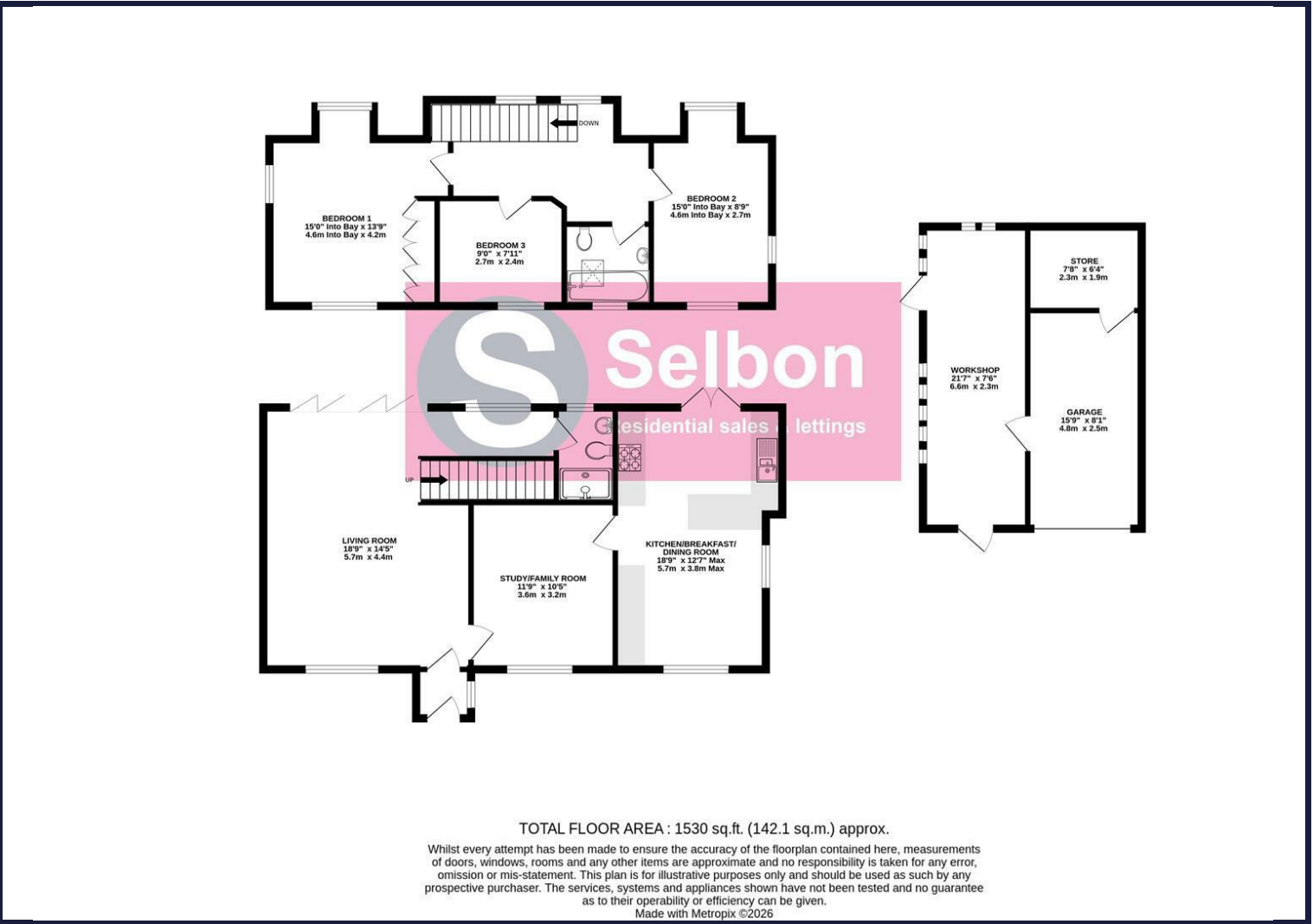








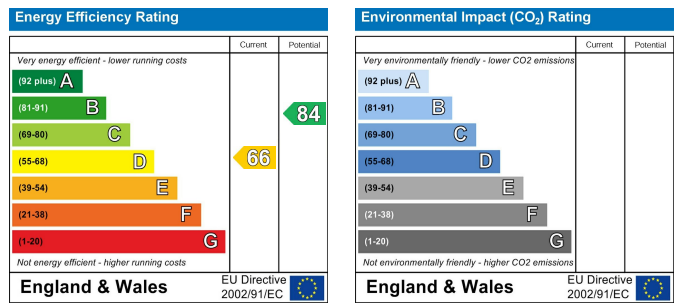
Floor Plans



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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