

Selbon
Simply Different

Barn Meadow Close, Church Crookham, Fleet,
Hampshire, GU52 0YB

£350,000 Freehold

2 1 1 C

01252 979300
Selbonproperty.co.uk

- Modern Terrace Home
- 2 Double Bedrooms
- Gas Radiator Heating (Boiler Replaced 2024)
- 2 Allocated Parking Spaces (To Rear Of Property)
- Zebon Copse Location
- Open Plan 24ft Lounge & Kitchen
- Refitted Bathroom
- Double Glazed Windows
- Enclosed Rear Garden
- Property Photos Have Been Subject To AI Enhancement

Selbon Estate Agents are delighted to offer this modern terrace home to the market, conveniently located on the ever popular Zebon Copse development, in Church Crookham.

The property has been thoughtfully modernised over the years and is offered to the market in our opinion, in excellent decorative order throughout, making it an ideal first time, investment purchase or for those looking to downsize and have a lock and go home.

Most recent improvements include a new boiler in 2024, UPVC soffits and fascia's, recently re tiled bathroom floor and extractor fan fitted.

The property is accessed via a pathway with a front door, giving access to the remodelled Entrance hall, kitchen and lounge, that are now all open plan.

The front aspect kitchen area has ample work surfaces including a breakfast bar, a range of eye and base level storage units and some integrated appliances. The understairs cupboard has been removed and currently houses the fridge and freezer. There is open plan access to the lounge area with sliding patio doors to the rear garden.

The first floor landing has doors to the bedrooms and a refitted bathroom with a white suite. Bedroom one has built in wardrobes and bedroom two has a bulk head cupboard and a recessed area suitable for a home office area.

The property further benefits from gas radiator heating (new boiler 2024), double glazed windows and an enclosed rear garden with gated rear access, leading to the parking area with 2 allocated parking spaces.

Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the the Zebon Copse nature reserve, Basingstoke canal and a there is a community centre.

Fleet Town Centre is a short drive away with an array of shops, bars and restaurants and there is easy access to leisure facilities, infant, junior and senior schools. Fleet mainline railway station offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive away.









Cosy








AK


AK
Cosy





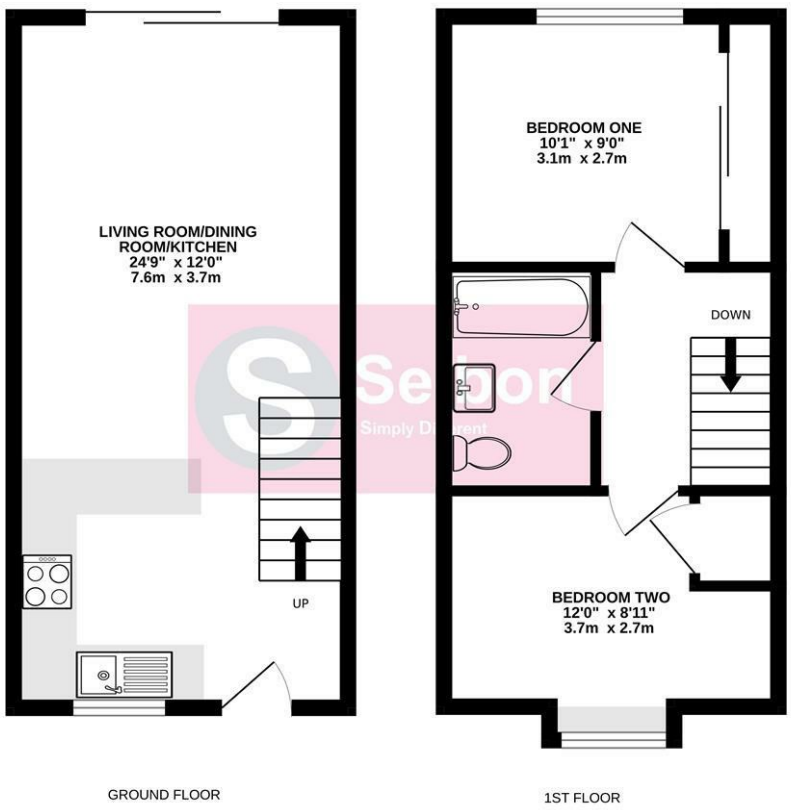








## Floor Plans

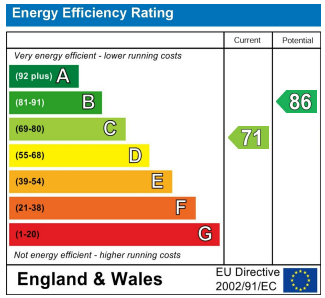


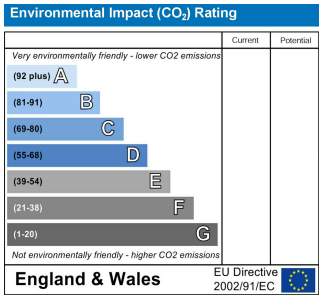

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

## 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: D

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**Selbon Property Services Ltd**
Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW
Company Registration Number: 12108205 VAT Number: 370 7956 65
**Tel:** 01252 979300 **Email:** sales@selbonproperty.co.uk