



**Selbon**

Residential sales & lettings

Crowdale Drive, Fleet,  
Hampshire, GU51 1HR

Offers in excess of £775,000 Freehold



**01252 979300**

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



- 4 Bedroom Detached Family Home
- 3 Reception Rooms
- 2 Bedrooms With En Suite
- Gas Radiator Heating & Double Glazed Windows
- Double Garage & Driveway
- Entrance Hall & Cloakroom
- Kitchen/Breakfast Room
- 2 Further Bedrooms & Bathroom
- Enclosed Landscaped Rear Garden
- No Onward Chain

\*\*\* SOLD SUBJECT TO CONTRACT \*\*\*

Selbon Estate Agents are delighted to offer this well presented, 4 bedroom detached family home. Built by Charles Church, on the popular Elvetham Heath development.

The home is centrally located on the Heath, opposite the pond and nature reserve. Within close proximity, 0.4m, of a supermarket, public house, school and church. This is a perfect family home for those looking for spacious and versatile living, ideal for the modern-day lifestyle.

The property comprises of a dual aspect living room containing a feature fireplace, and doors leading to the rear garden.

A large, front aspect study.

A dining room with double glazed french doors leading to the rear garden.

The kitchen/breakfast room has ample granite work surfaces, eye and base level cupboards and drawer storage units, some integrated appliances, with space for a breakfast area. There is a side door to access the front and rear gardens and the double garage.

The first floor landing has a large airing cupboard, access to the loft which is partly boarded, with power and lighting.

The main bedroom has built in wardrobes and an en suite shower room.

Bedroom 2 has built in wardrobes and an en suite shower room.

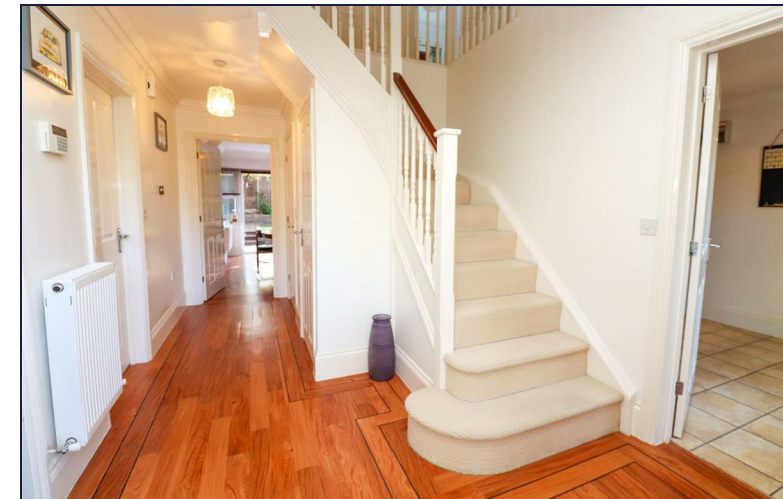
Bedrooms 3 & 4 also have built in wardrobes.

There is a family bathroom.

The rear of the property has been impressively landscaped, with a large porcelain tiled patio, lighting, and composite decking which is ideal for outdoor entertaining. The garden is enclosed and southerly facing.

Further benefits of the property include a detached double garage, driveway parking for 4 cars, gas central heating, and double glazed windows.

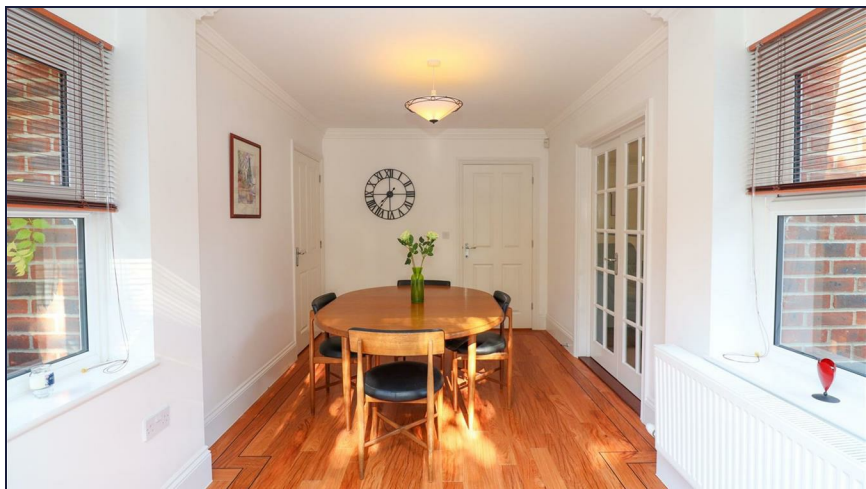
The property is conveniently located with walking distance/easy access to Fleet town centre, mainline railway station, 1.1 miles, excellent road links and is offered with no onward chain.

































## Floor Plans

## Area Map

### Crowdale Drive, Fleet, GU51

Approximate Area = 1627 sq ft / 151.1 sq m (excludes garage)  
For identification only - Not to scale

**GROUND FLOOR**

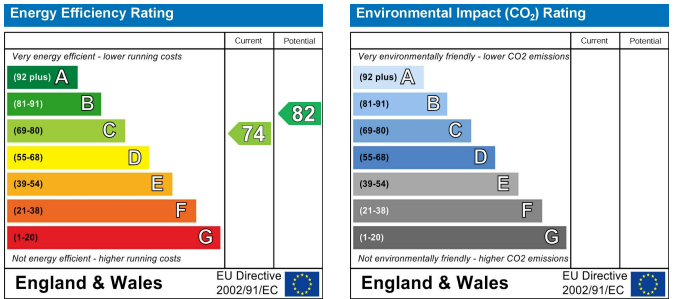
- Living Room: 18'4 (5.60) x 12'8 (3.86)
- Dining Room: 14'1 (4.29) x 8'10 (2.68)
- Kitchen: 25'7 (7.80) x 8'7 (2.61)
- Study: 12'8 (3.86) x 6'8 (2.03)
- Up
- Down

**FIRST FLOOR**

- Bedroom 1: 15'2 (4.62) max x 13'7 (4.13)
- Bedroom 2: 12'2 (3.70) max x 11'11 (3.64)
- Bedroom 3: 10'6 (3.20) max x 9'1 (2.78)
- Bedroom 4: 8'9 (2.66) x 7' (2.13)
- Double Garage (Unmeasured)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Selbon Property Services Ltd. REF: 1349151

## 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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