



Selbon

Simply Different

Lama Place, Church Crookham,
Hampshire, GU52 8AP

Guide price £450,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Three Bedroom Detached Coach House
- Open Plan Living Space
- En-suite & Bathroom (First Floor)
- Two Garages
- Gas Central Heating & Double Glazed Windows
- Crookham Park Development
- Kitchen/Dining/Living Room
- Re-Fitted Jack & Jill Shower Room (Second Floor)
- Southerly Facing Rear Garden
- Close to Local Amenities & Outdoor Space

Selbon Estate Agents are delighted to offer this deceptively spacious detached Coachhouse to the market, conveniently located, in a cul-de-sac, on the ever popular Crookham park development, in Church Crookham.

This wonderful home was unique in its original design benefitting from 2 garages and a private garden to the rear of the property. The property has since been thoughtfully extended with a loft conversion.

You are welcomed in to the entrance hall, the vendors have created a door to one of the single garages and there are stairs to the first floor landing with doors to the lounge/kitchen, the family bathroom and bedroom one with stairs leading to the second floor landing.

On the first floor you will find bedroom one which is a spacious room with a storage area and a door to an en-suite shower room, the family bathroom has a modern white suite and the 'L' shaped kitchen/dining/living room has an extensive range of storage units and work surfaces, some integral appliances as well as access to a balcony. The lounge area has been reconfigured and extended by incorporating what was bedroom two, to offer a Cosy snug/living area with the original living area used as a family/dining area.

The second floor landing gives access to two double aspect double bedrooms and a Jack 'n' Jill shower room.

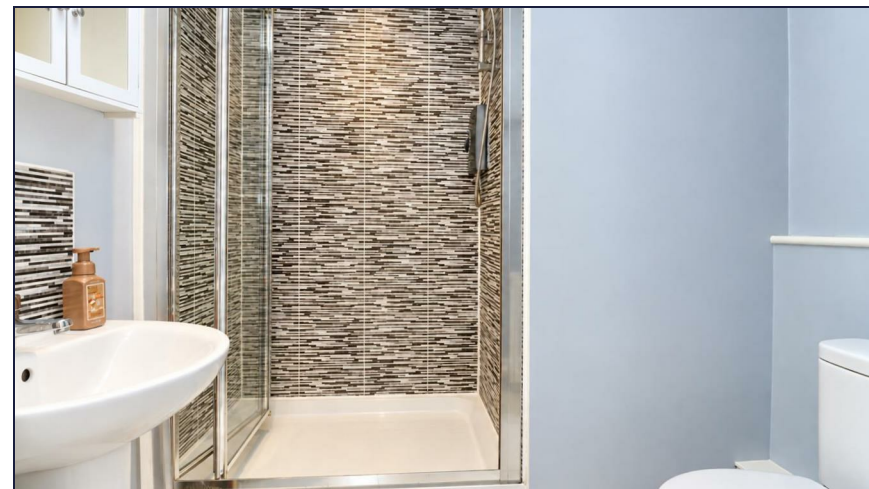
The property further benefits from gas radiator heating, double glazed windows, two single garages. There is a courtesy door from hallway to one garage, which could be converted, and a private Southerly facing walled garden.

There is a development service charge of circa £305 per annum.

Crookham Park boasts a variety of open spaces, a Sainsburys local and infant school, as well as access to a wealth of walking, running and cycling routes and there is a bus route to Fleet town centre, which has an array of shops, bars and restaurants. Fleet mainline station (Waterloo line), the Basingstoke Canal, Fleet pond and Hart leisure centre, are all within a short drive.









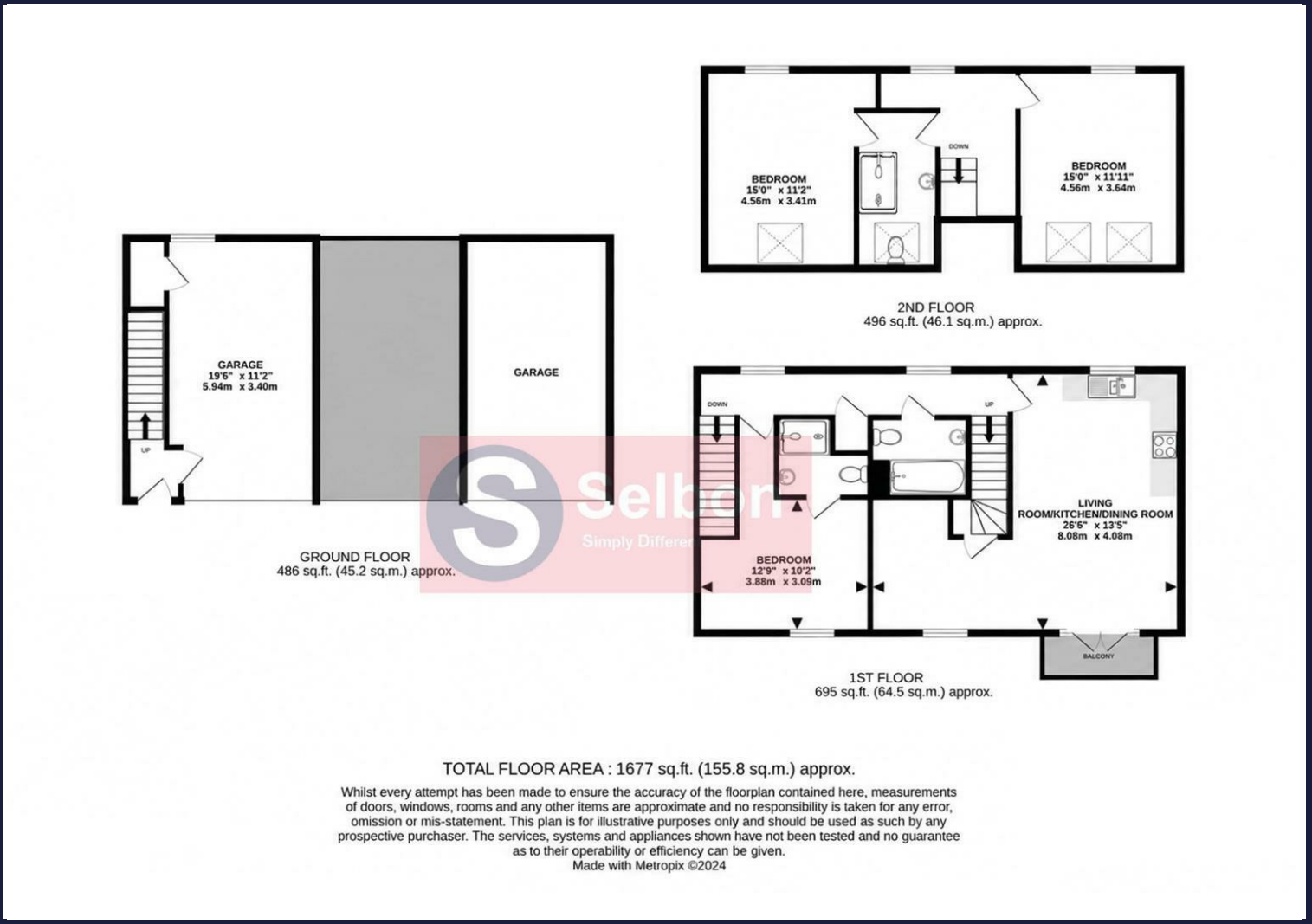








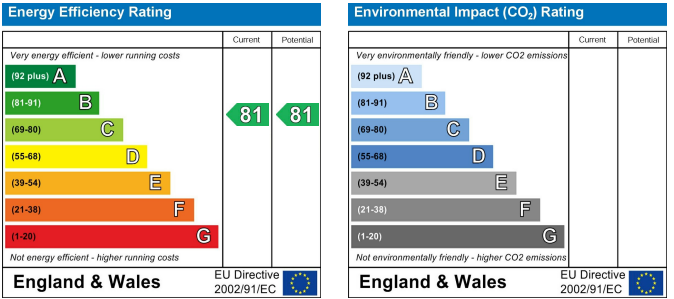
Floor Plans



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: C

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