



Selbon

Residential sales & lettings

Sandy Lane, Church Crookham, Fleet,
Hants, GU52 8LA

Offers over £875,000 Freehold

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- Extended Detached Cottage
- 2 Reception Rooms
- 3/4 Bedrooms, 2 En Suites & Bathroom
- Landscaped Corner Plot Garden
- Larger Than Average Timber Framed Garage
- Entrance Hall & Cloakroom
- Kitchen & Utility Room
- Gas Radiator Heating & Double Glazed Windows
- Driveway Parking For Several Vehicles
- Excellent School Catchment Area

Selbon Estate Agents are delighted to offer this extended detached family home to the market, conveniently located in the ever popular Church Crookham area of Fleet, close to local amenities and in the catchment area of some of Fleet's most sought after schools.

This delightful home, believed to date back to the turn of the century, started life as a two up, two down cottage and over the years, has been subject to extensive development and modernisation, to offer versatile living accommodation, whilst retaining a wealth of character and charm.

Accessed via the extensive driveway, there is a canopied porch with a composite front door leading to a spacious entrance hall with stairs to the first floor and doors leading to the lounge, kitchen, office and a cloakroom with a white suite.

The dual aspect lounge has a feature open brick fireplace and two sets of double glazed French doors leading to the rear garden. The front aspect office, has a door leading to bedroom four which benefits from an en suite with a white suite, heating thermostat and a front door, offering the opportunity for independent living space for an elderly relative or adult child.

The Opti plan kitchen has granite worksurfaces, a range of eye and base level units, a 6 ring range master and butler sink and there is an archway to an inner hallway with doors leading to a utility room and a dining room, which has double glazed French doors to the garden.

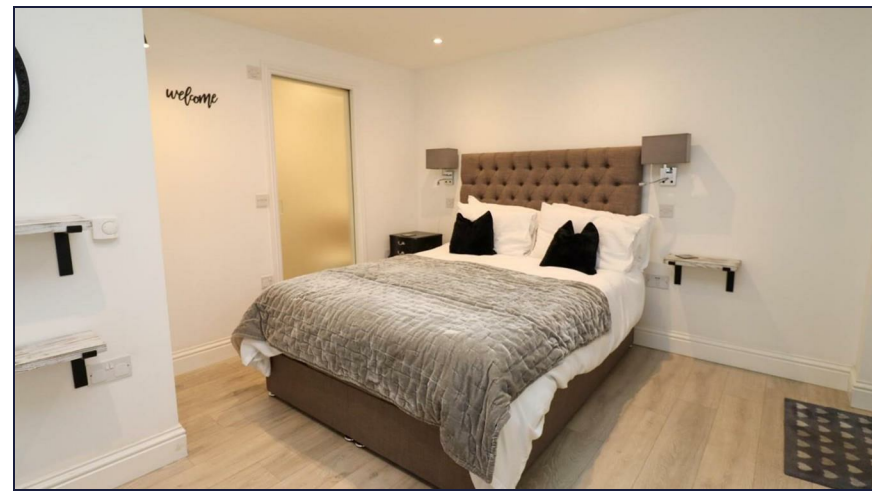
The first floor offers 3 bedrooms, the main bedroom has an en suite shower room, there are two further double bedrooms, a family bathroom with a white suite and access to two loft spaces.

Further benefits include gas radiator heating, double glazed windows, a landscaped corner plot garden, a detached brick & timber framed garage with electric roller door, driveway parking for several vehicles (suitable for motor homes).

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

















Floor Plans

