



**Selbon**

Residential sales & lettings

Hitches Lane, Crookham Village,  
Hampshire, GU51 5SW

Offers over £500,000 Freehold



**01252 979300**

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



- Three Bedroom Semi-Detached
- Kitchen & Utility Room
- Conservatory & Cloakroom
- Mature Garden Backing Onto Farm Land
- Fleet Town Centre Under 2 Miles Distant
- Extended
- Living Room & Dining Room
- Family Bathroom
- Potential to Extend S.T.P.P
- Fleet & Winchfield Station Under 3 Miles Distant

Selbon Estate Agents are delighted to offer to the market this three bedroom extended semi-detached family home occupying a mature corner position backing onto farm land, situated in Crookham Village.

The enclosed front garden leads to an Oak porch area which in turn leads to the front door with stairs to the first floor. The principle accommodation includes; living room with front aspect window, feature fireplace and French doors to the rear garden. A dining room which in turn leads to the kitchen with a range of eye and base level cupboard and drawer units. Space for Range cooker, space for upright fridge/freezer, inset sink, dual aspect windows and door to a utility room.

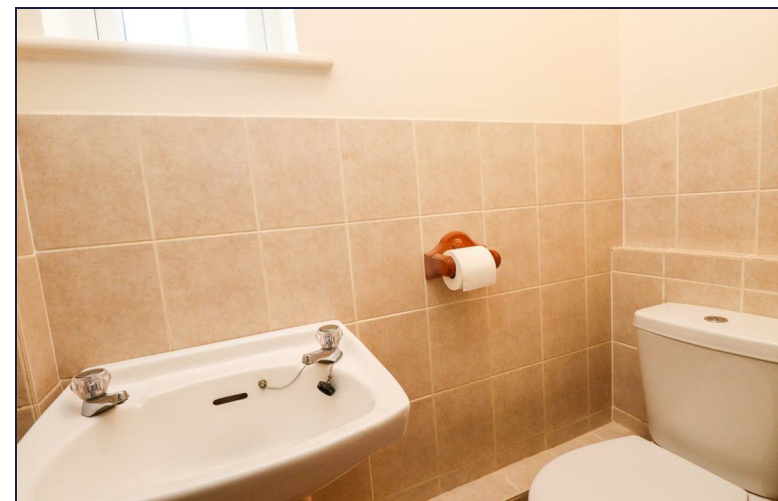
The utility room has built-in work surfaces, space for utilities and a stable door giving access to the side of the property.

In addition there is a conservatory with doors to the rear garden, a larger storage cupboard under the stairs with window and a cloakroom to the ground floor.

To the first floor are three bedrooms which all benefit from built-in wardrobes and a re-fitted family bathroom comprising; panel enclosed bath with shower over, hand wash basin and W.C.

Externally the mature rear garden is predominately laid to lawn with an array of separate areas offering excellent outdoor space. From the living room is a patio area, the main garden is split into sections with ornate pond and views over the farm land behind.

To the front the garden is enclosed by mature evergreen borders and an selection of stunning flowers. To the side is a gate which gives access to the parking area, however further investigation will need to be made to confirm if a right of access over the adjacent land is possible.















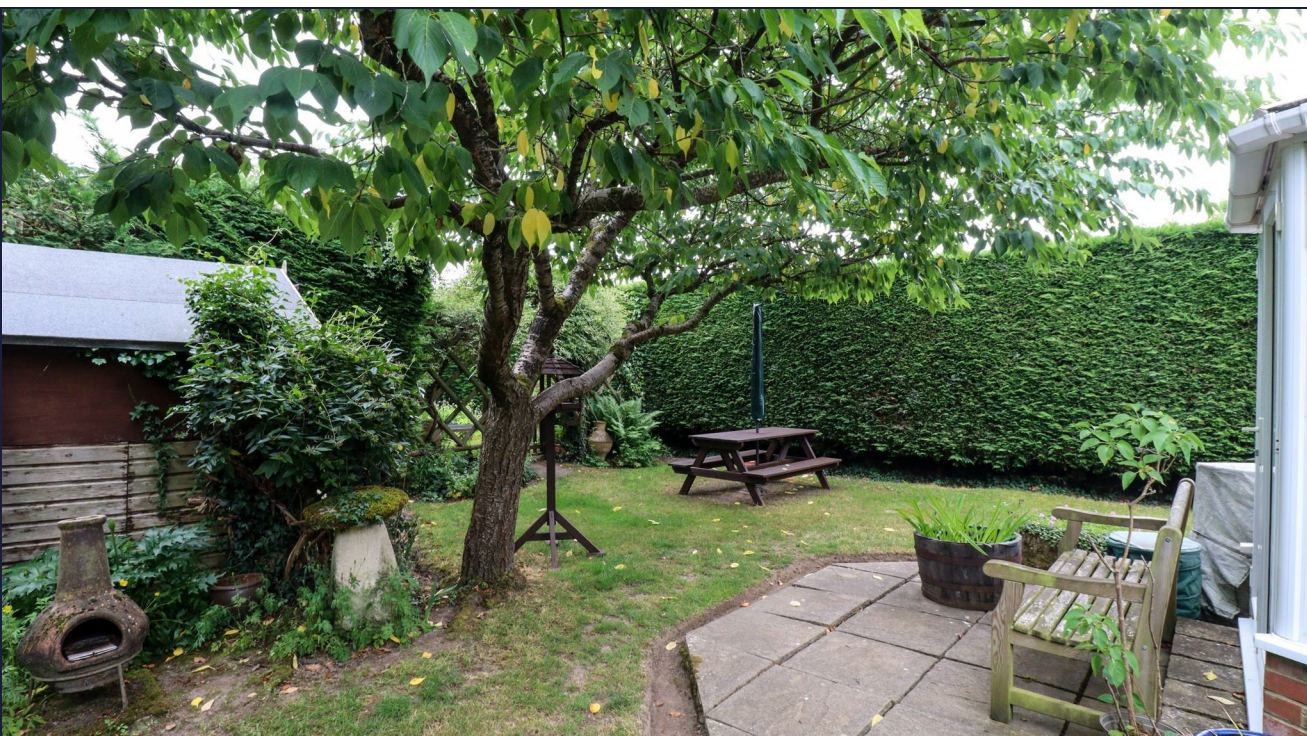
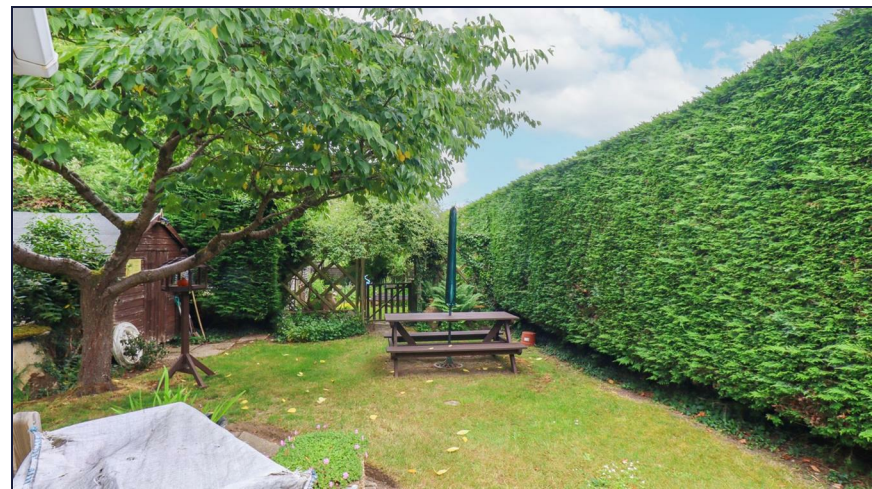










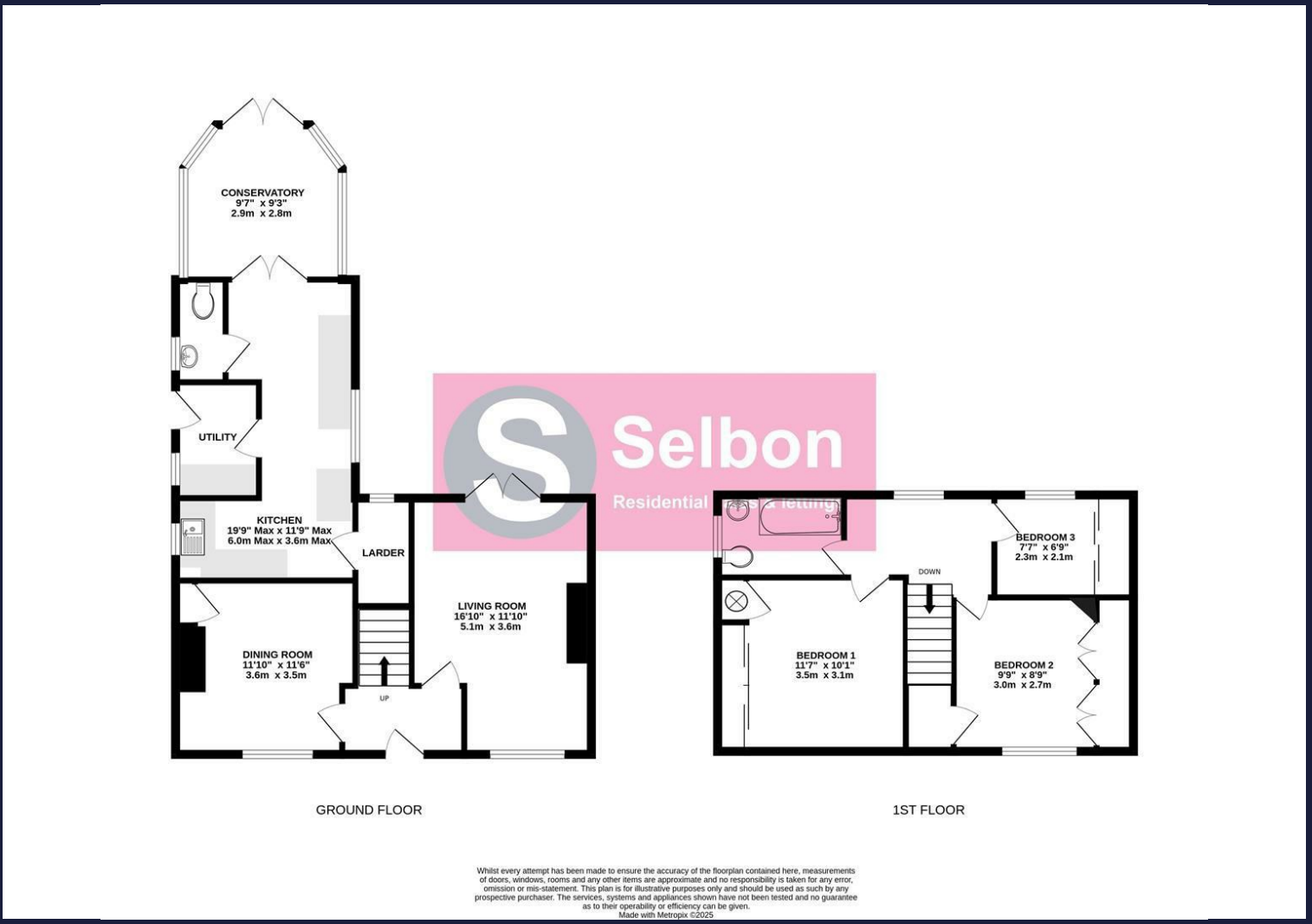








Floor Plans



Viewing

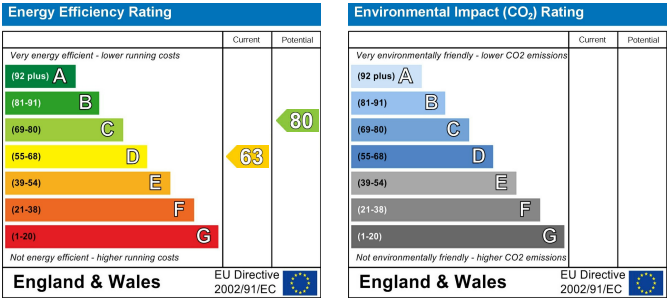
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: D