



# Selbon

Residential sales & lettings

Crondall Road, Crookham Village, Fleet,  
Hampshire, GU51 5SY

Offers in excess of £600,000 Freehold



01252 979300

Selbonproperty.co.uk

- Detached Character Cottage
- Refitted Kitchen/Breakfast Room
- 2 Bedrooms & Bathroom (First Floor)
- Radiator Heating & Double Glazed Windows
- Enclosed Rear Garden, Out Building & Seating Area
- 2 Reception Rooms & Conservatory
- Bedroom 3 & Shower Room (Ground Floor)
- Bonus/Loft Room (Access Off Bedroom 1)
- Driveway Parking
- Restricted Canal Views to Rear & Views Of Fields to Front

Selbon Estate Agents are delighted to offer this detached character cottage, believed to date back to the 1930's with more recent additions, situated in the sought-after Crookham Village with views across open fields to the front and restricted views of the Basingstoke Canal, to the rear.

This delightful home offers the opportunity to enjoy village life, the blend of character & charm, coupled with modern features, without the price tag that normally goes with the village, lifestyle and there are several lovely walks from the front the front door.

Having been extended and modernised over the years, the accommodation is set over 2 floors and offers future proofed living with a bedroom and shower room on the ground floor. The loft has been converted to offer a bonus room, ideal for storage or an office space (access via the main bedroom).

The entrance hall has stairs to the first floor landing and doors to the 15ft family room and the 19ft bay fronted living room with a feature fireplace and log burning stove.

The refitted kitchen/breakfast room with ample quartz work surfaces, including a oak wood breakfast bar, integrated appliances and an array of eye and base level storage units. There are doors to an 11ft conservatory with French doors to the rear garden and an inner hallway with doors to bedroom 3 with French doors to the garden and there is a shower room.

The first floor comprises two well-proportioned double bedrooms. The main bedroom enjoys views over open fields and has a door leading to stairs to the 15ft bonus/loft room which has restricted views of the canal. Bedroom two also enjoys restricted views of the canal and there is a family bathroom with a white suite.

Further benefits include radiator heating, mainly double glazed windows, driveway parking, an enclosed easterly facing garden with areas of patio and decking, a covered seating area and an outbuilding suitable for a home office/gym or a summer house with light and power.















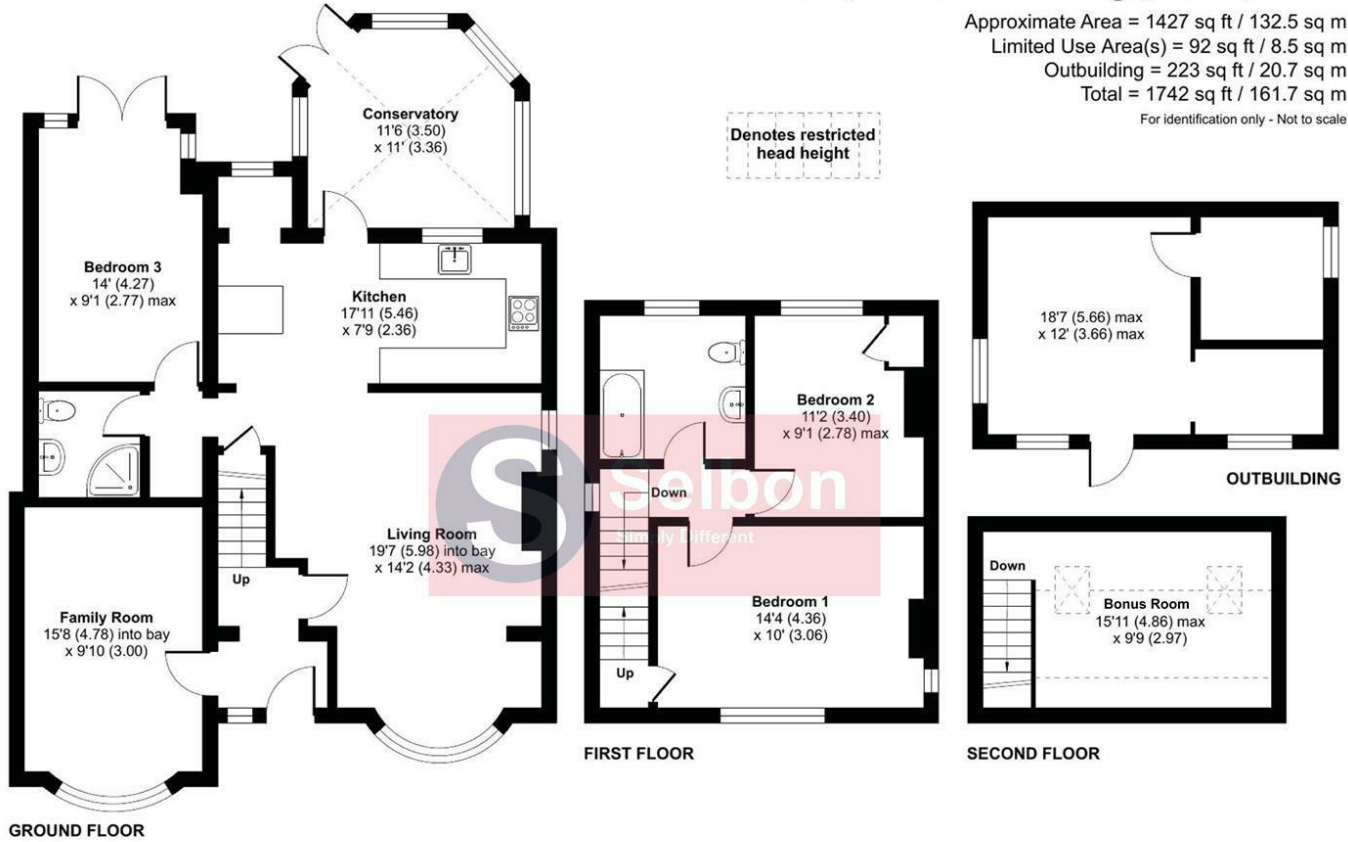


Floor Plans

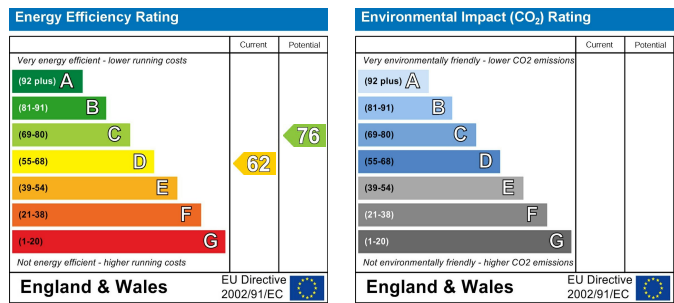
Area Map

**Crondall Road, Crookham Village, Fleet, GU51**

Approximate Area = 1427 sq ft / 132.5 sq m  
 Limited Use Area(s) = 92 sq ft / 8.5 sq m  
 Outbuilding = 223 sq ft / 20.7 sq m  
 Total = 1742 sq ft / 161.7 sq m  
 For identification only - Not to scale



Energy Performance Graph



Council Tax Band: F

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

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). 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