



**Selbon**

Residential sales & lettings

Oaken Copse, Church Crookham, Fleet,  
Hants, GU52 8DL

Offers in excess of £625,000 Freehold

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**01252 979300**  
Selbonproperty.co.uk



- Modern Detached Family Home
- 20ft Lounge/Dining Room
- Kitchen
- 3 Further Bedrooms & Jack 'n' Jill Bathroom
- Double Garage & Driveway For 3 Cars
- Entrance Hall & Cloakroom
- 15ft Family Room & Conservatory
- Main Bedroom With Dressing Room & En Suite
- Enclosed Rear Garden
- Cul De Sac Location

Selbon Estate Agents are delighted to offer this spacious detached family home to the market, conveniently located in a cul de sac, in the ever popular Church Crookham area of Fleet.

The current vendors have lived in the property for over 20 years, having thoughtfully extended and improved the home and have enjoyed raising their family, in what they describe as the perfect home and area, for family life.

Accessed via a covered entrance, the front door leads to an entrance hall with stairs to the first floor landing and doors to the downstairs cloakroom with a refitted white suite, kitchen and lounge.

The front aspect kitchen has a range of eye and base level units, ample work surfaces and some integrated appliances, the 20ft open plan lounge/dining room offers versatile living space with space for dining room table and chairs, a wood burning stove and open plan access to an 11ft conservatory, which in turn has double glazed French doors to the rear garden.

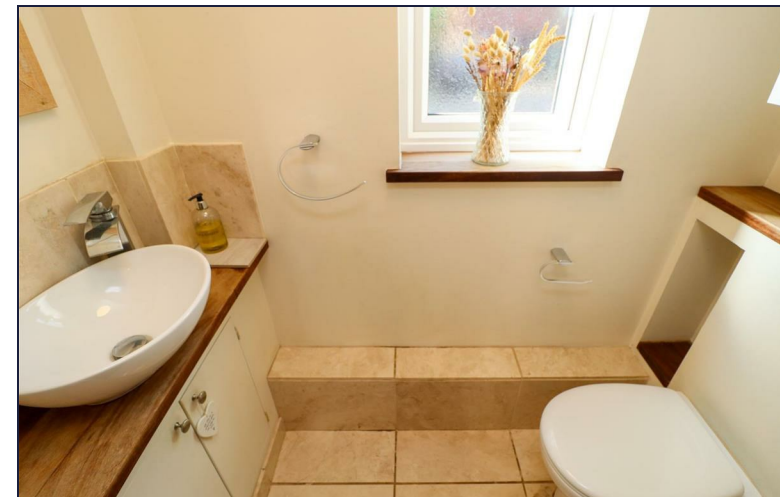
The ground floor accommodation is completed by a 15ft family room, created when the home was extended, this room could be used for many functions, such as a home office or gym.

The first floor landing has access to the loft space and doors leading to the main bedroom with a 7ft dressing room and an en suite shower room, there are 3 further bedrooms and a 4 piece Jack 'n' Jill bathroom with access from the landing and bedroom 2.

Further benefits include gas radiator heating, double glazed windows, an 'L' shaped enclosed rear garden with gated side access, a personal door to the double garage and rear access leading to the brick block driveway, offering parking for 3 cars.

Situated in a cul de sac, in close proximity to local shops and schools, there are excellent communication links and easy access to local walking and cycling routes.

We would highly recommend a viewing to fully appreciate the fine features of this deceptively spacious home.

























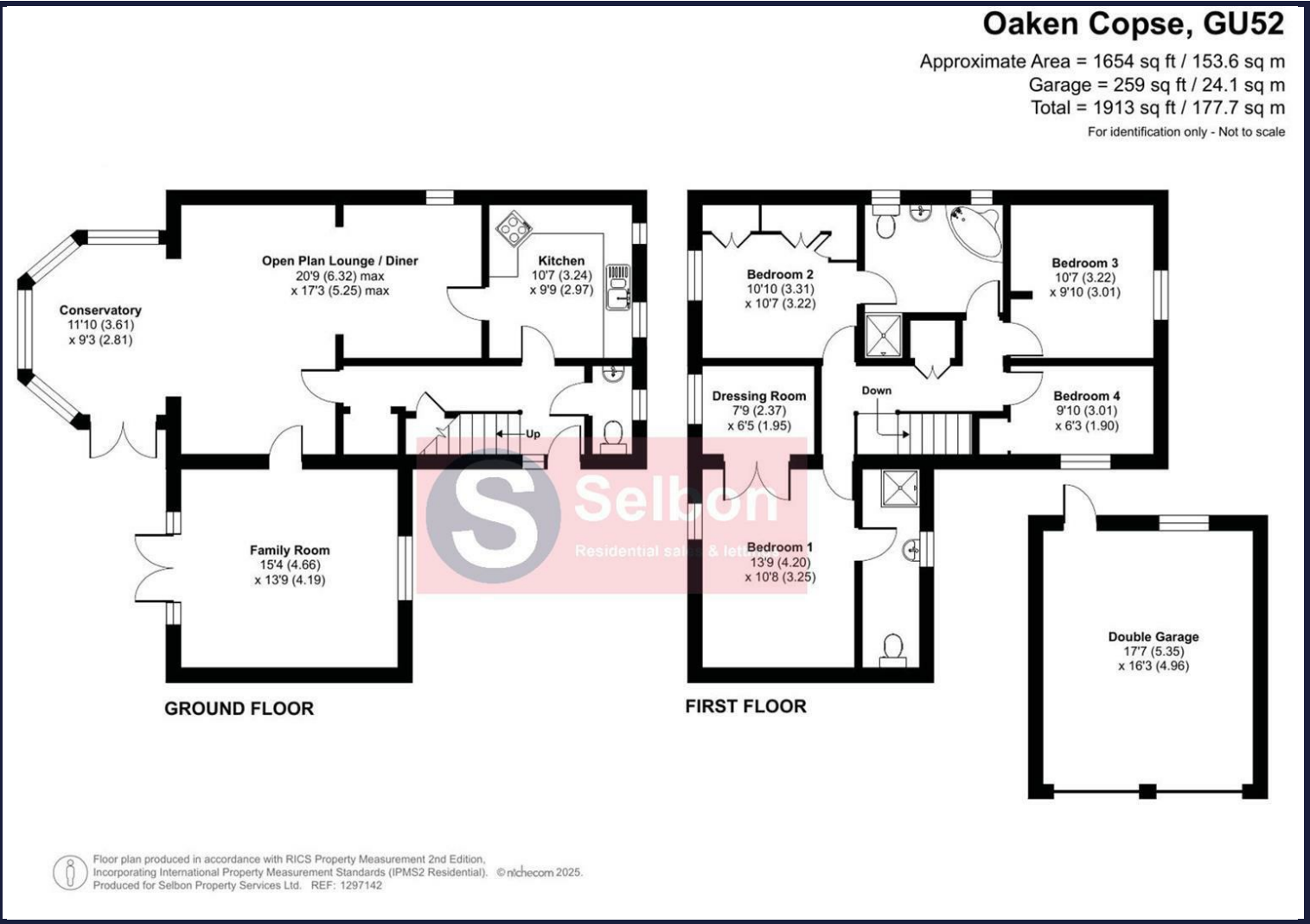








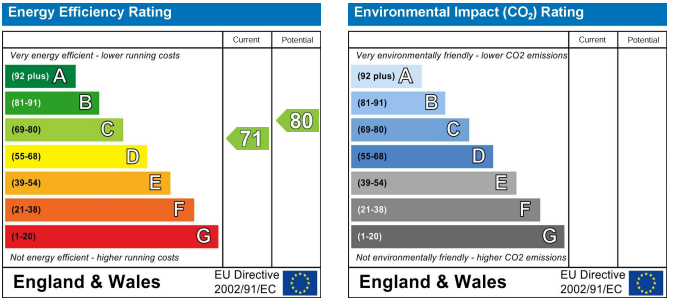
Floor Plans



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: E

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