



**Selbon**

Residential sales & lettings

Atbara Road, Church Crookham,  
Hampshire, GU52 8JZ

Offers over £850,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Four Bedroom Detached Family Home
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Approx. 100ft. Westerly Facing Rear Garden
- Close to Local Schools & Amenities
- Private Road in Church Crookham
- Three Reception Rooms
- Two En-Suites & Family Bathroom
- Ample Driveway Parking, Garage & Carport
- Gas Central Heating & Double Glazed Windows

Selbon Estate Agents are delighted to offer to the market this well-appointed four-bedroom detached family home, ideally located on this private road in Church Crookham.

The accommodation spans over two floors and offers just under 1800 Sq. Ft. with the addition of a garage, carport and studio.

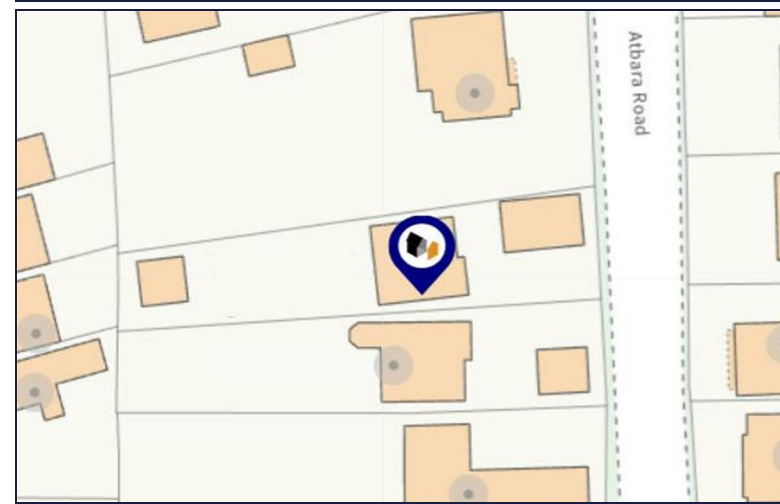
On entering the property, you are welcomed into a generous reception hallway with stairs to the first floor and door to a cloakroom. The principal accommodation includes dining room with feature bay window, living room, study/family room and a kitchen/breakfast room.

The kitchen is fitted with a range of eye and base level cupboard and drawer units with the addition of a central island. Built-in appliances include two single ovens, 5 ring gas hob situated within the central island, dishwasher and space for American fridge/freezer. Adjacent to the kitchen is the utility room with space and plumbing for washing machine/tumble dryer, further range of cupboard units, water softener and door to the side of the property.

To the first floor are four generous bedrooms and a family bathroom with underfloor heating. Bedroom one benefits from built-in wardrobes and a four-piece en-suite. Bedroom two also benefits from an en-suite shower room.

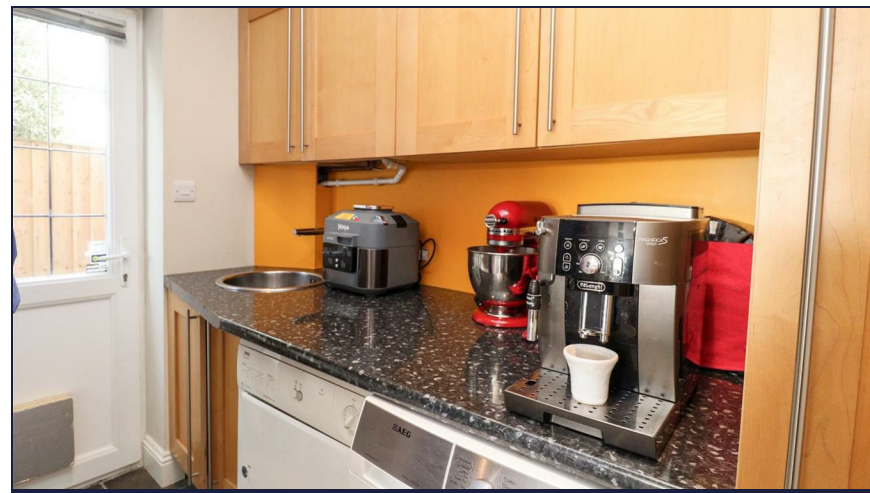
A particular feature of this stunning property is the Westerly facing rear garden which measures just under 100ft. in length. The garden is predominately laid to lawn with an array of flower and shrub planting. Immediately to the rear of property is a patio and composite decked area, ideal for entertaining. At the rear of the garden is a generous workshop with power and underfloor heating. At the front of the workshop is a further patio area, ideally placed for early morning sunshine.

To the front is a shingle driveway providing off-street parking for several vehicles. A detached garden office/studio with underfloor heating, garage with electric door and carport can also be found at the front of the property.















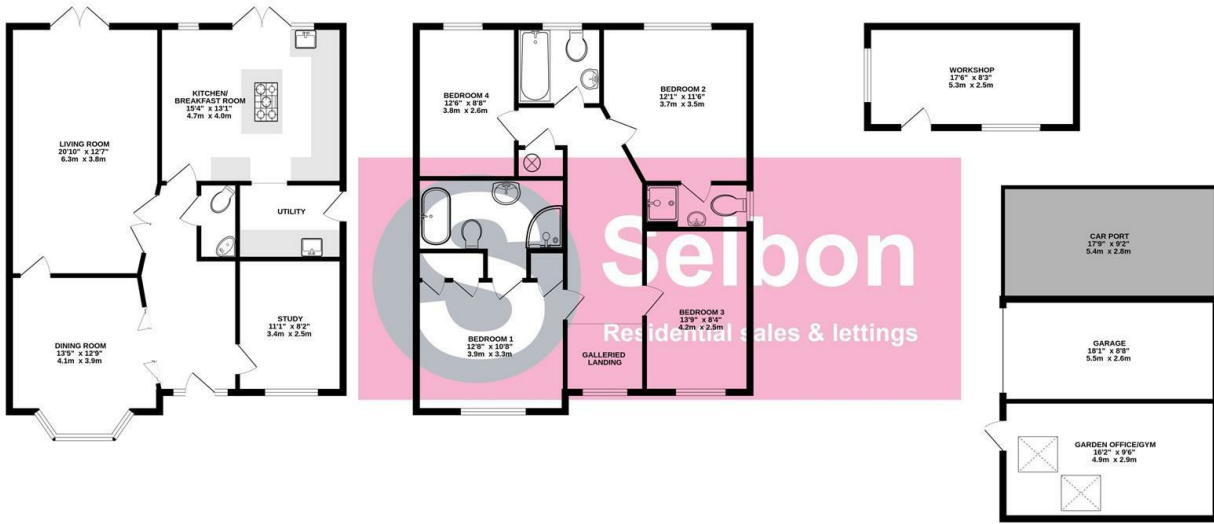








# Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



## Location:

The property is within close proximity to local amenities and is currently within catchment for Tweseldown Infants school, Church Crookham Junior school and Courtmoor secondary school. Fleet town centre is under 2 miles away with an array of shops, bars and restaurants. There is easy access to walking, running and cycling routes including Caesars Camp, Velmead woods, Basingbourne Woods and the Basingstoke canal. Fleet mainline railway station is around 3 miles distant with trains to London Waterloo in under 40 minutes.

# Viewing

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

Council Tax Band: G

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