



Selbon

Residential sales & lettings

Vicarage Gardens, Church Crookham,
Hampshire, GU52 6PL

Guide price £825,000 Freehold



01252 979300
Selbonproperty.co.uk

- Detached Family Home
- Six Bedrooms
- 26ft. Living/Dining Room & Conservatory
- Principle Bedroom Suite with Dressing Room & En-Suite
- Driveway Parking & Garage
- Extended & Refurbished
- Re-Fitted Kitchen/Breakfast Room
- Family Room/Study & Cloakroom
- Two Further En-Suites & Family Bathroom
- Cul-De-Sac Location

Selbon Estate Agents are delighted to offer to the market this six bedroom detached family home, ideally located in this cul-de-sac position in Church Crookham. The property has been extended and refurbished throughout and enjoys excellent accommodation for family living.

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.

To the ground floor the principle accommodation includes a 26ft. living/dining room with feature fireplace and bay window to the front, a 17ft. family room/study and a 27ft. kitchen/breakfast room.

Of particular note is the re-fitted kitchen with eye and base level cupboard and drawer units with kick stand lighting, a central island as well as space for table and chairs. Built-in appliances include; double oven, combination microwave oven, hob with extractor over and dishwasher.

The ground floor is further complimented with a 22ft. conservatory and a cloakroom.

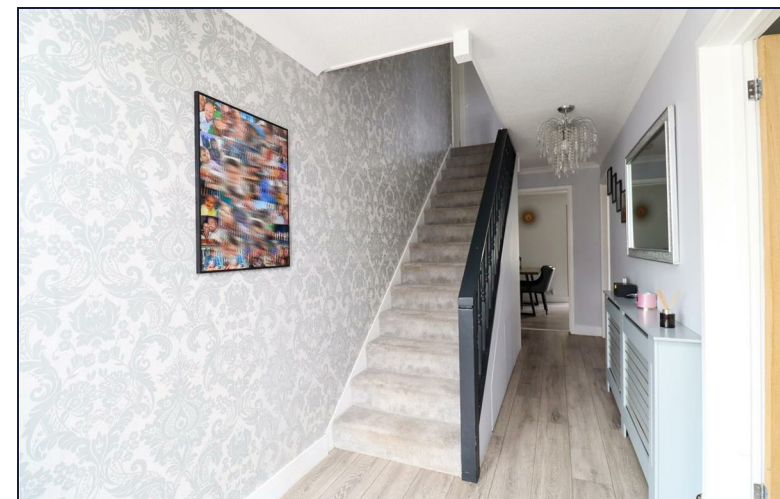
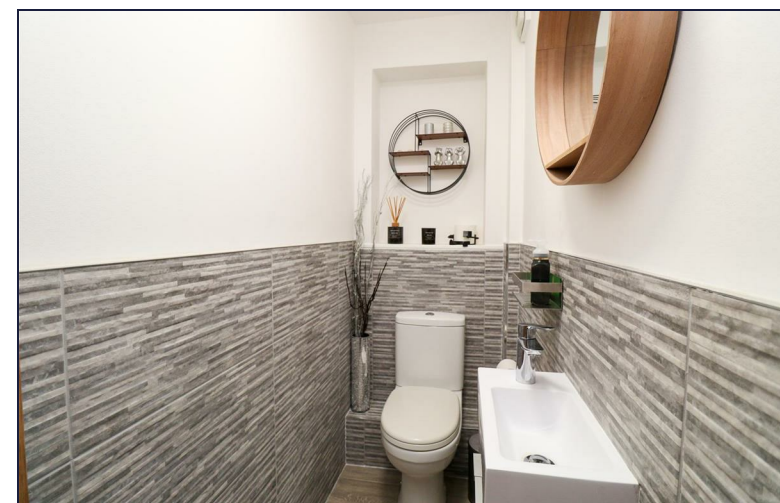
To the first floor are five generous bedrooms. Bedroom two and three benefit from their own en-suites whilst the remaining bedrooms are serviced by a family bathroom with white suite.

The second floor occupies the principal bedroom, complete with a dressing room, modern en-suite bathroom and a Juliette balcony.

Externally the landscaped rear garden features a patio area immediately to the rear of the property, ideal for entertaining and relaxing. Steps lead to the remainder of the garden which is predominately laid to artificial lawn with mature evergreen borders.

To the front is ample driveway parking which leads to the integral garage. There is also an EV charger to the side of the property.

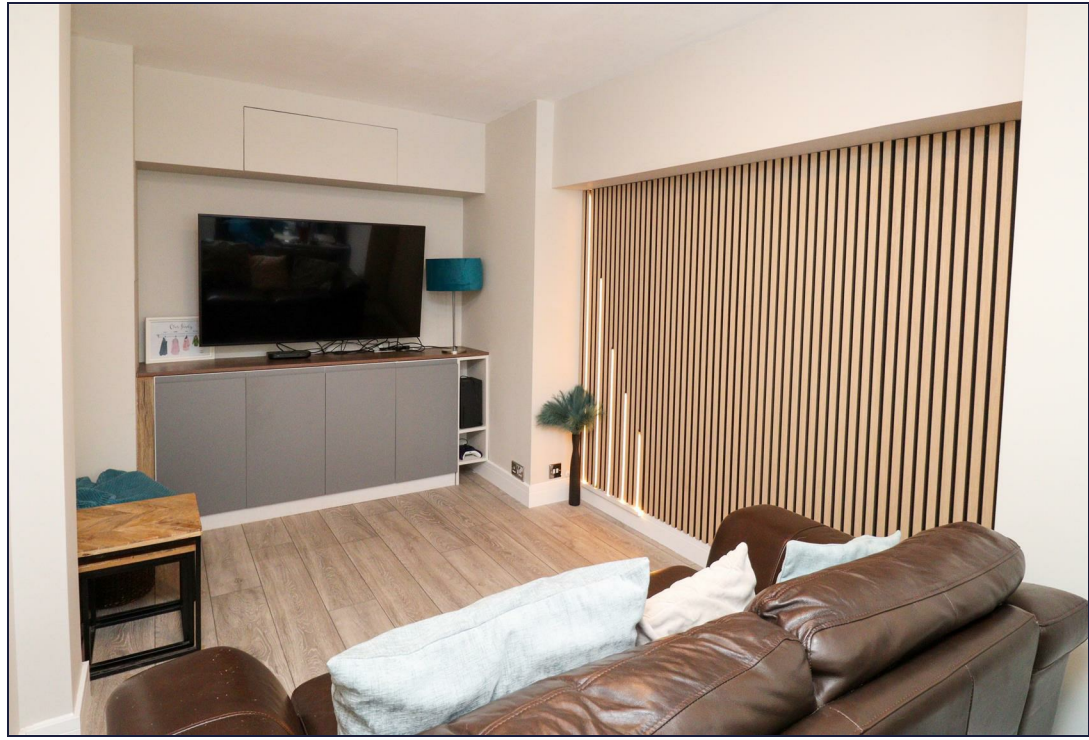
Fleet town centre is under 2 miles away with an array of shops, bars and restaurants. There is easy access to walking, running and cycling routes including Caesars Camp, Velmead woods, Basingbourne Woods and the Basingstoke canal.





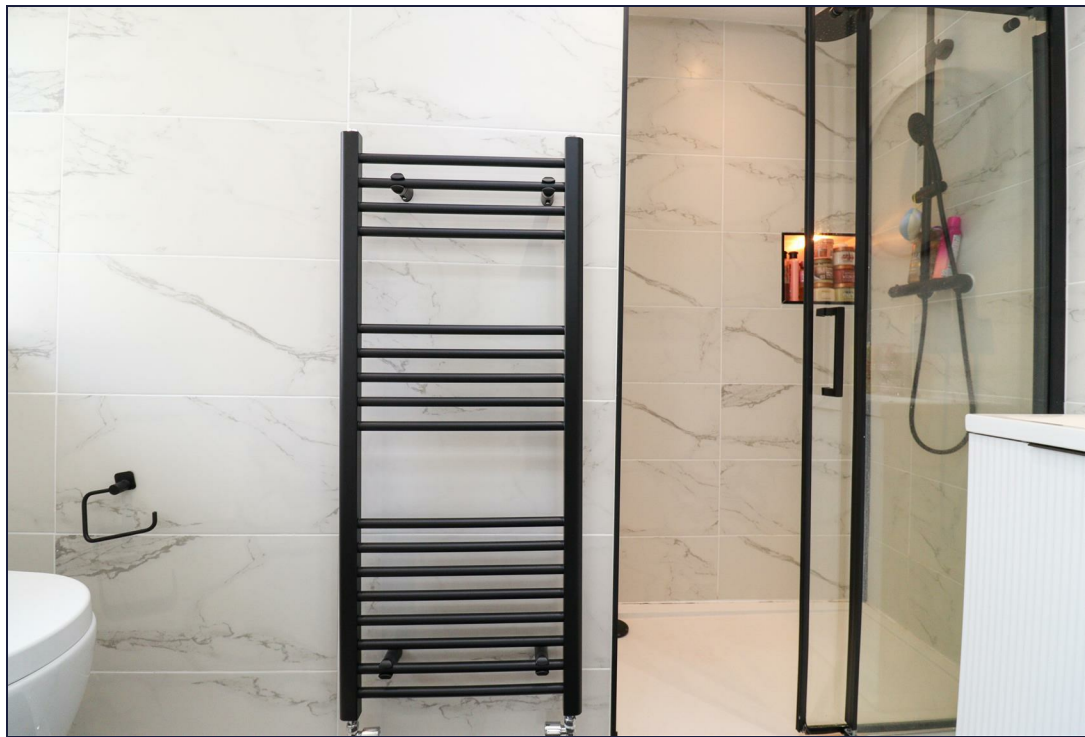
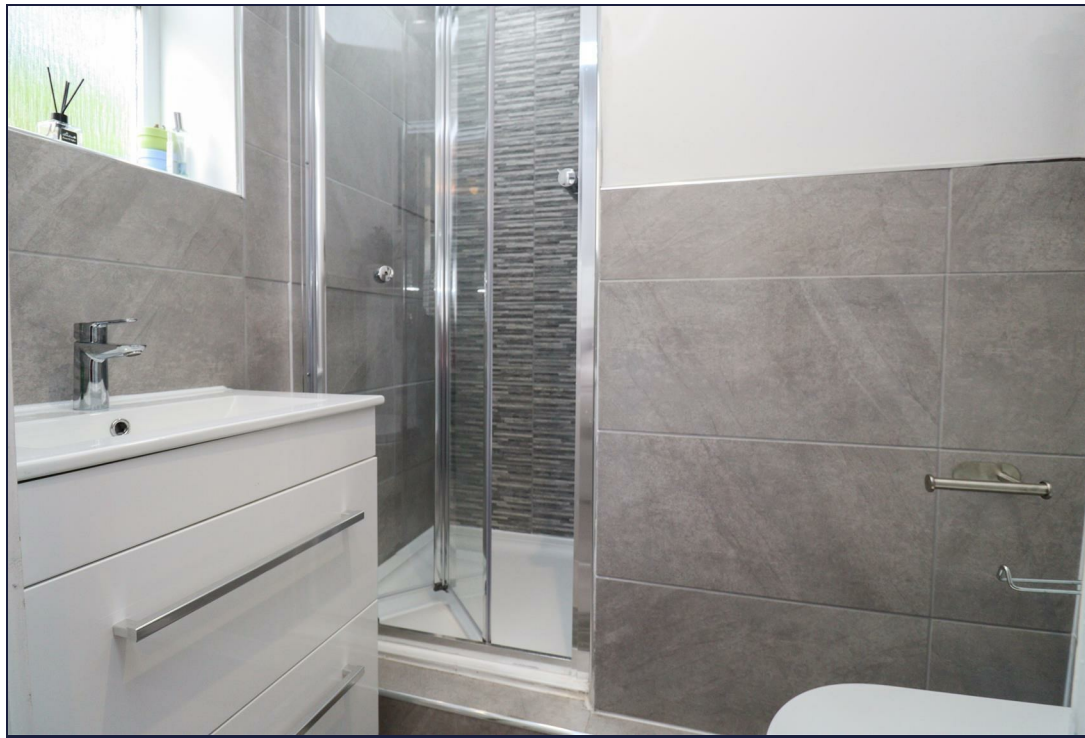














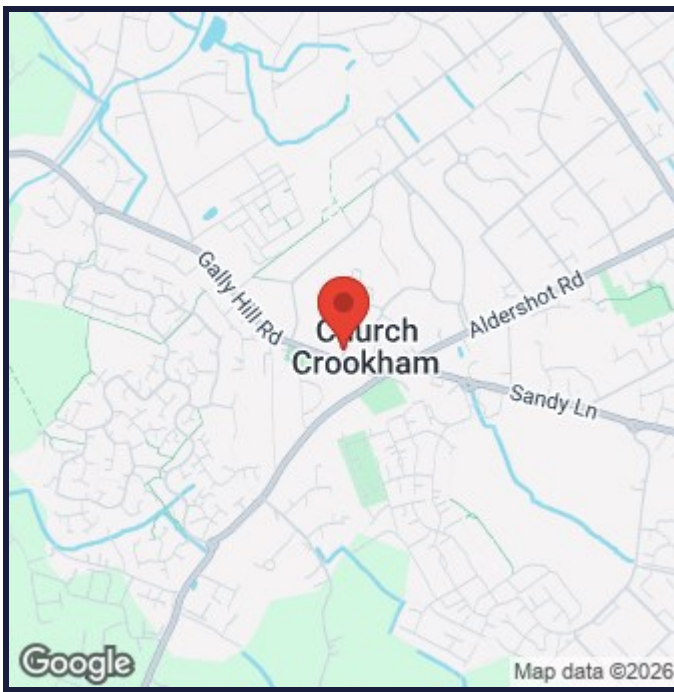
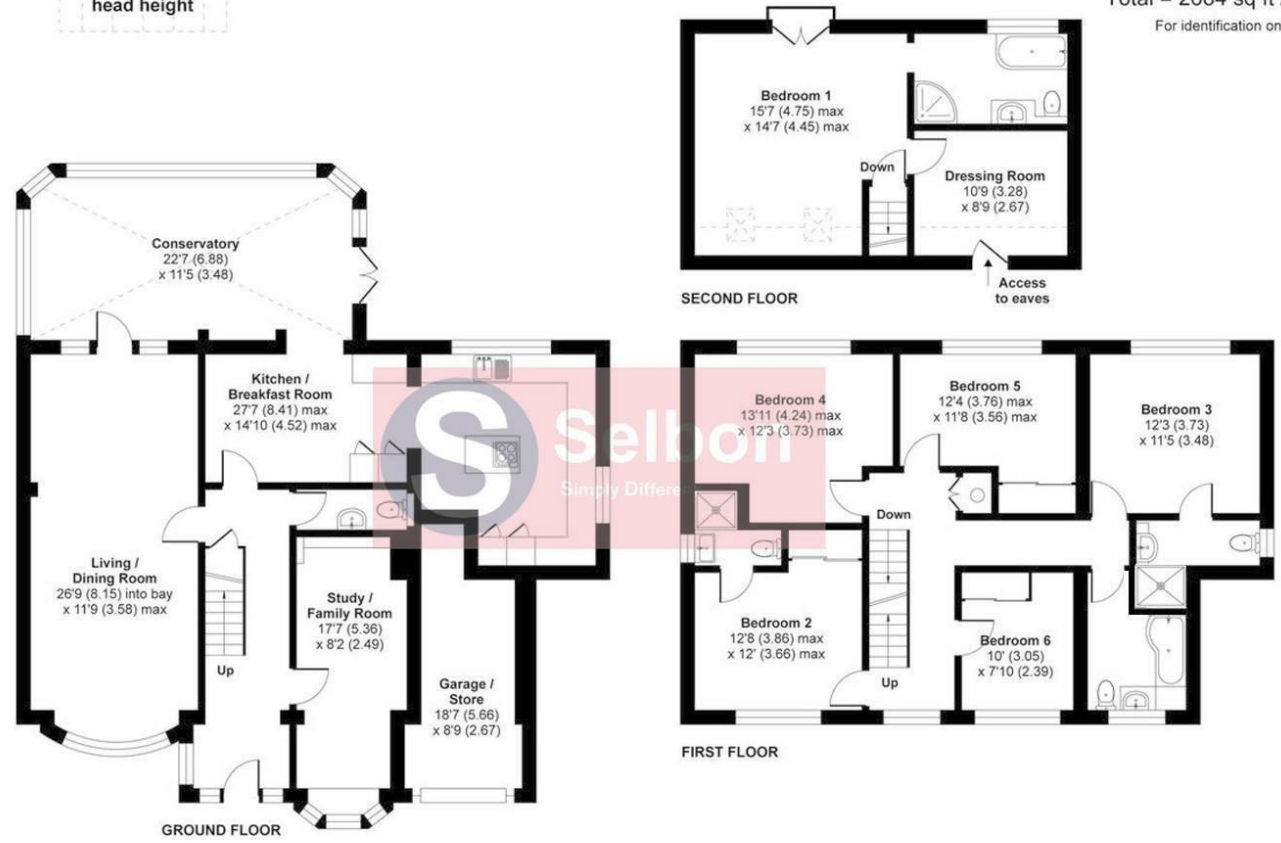




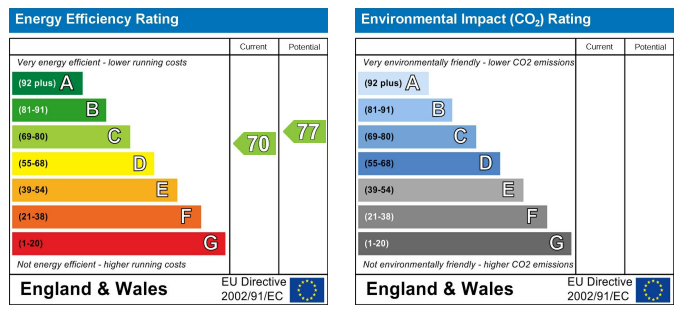
Vicarage Gardens, Church Crookham, Fleet, GU52

Approximate Area = 2639 sq ft / 245 sq m (includes garage)
 Limited Use Area(s) = 45 sq ft / 4 sq m
 Total = 2684 sq ft / 249 sq m
 For identification only - Not to scale

Denotes restricted head height



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: G

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