



**Selbon**

Residential sales & lettings

The Verne, Church Crookham,  
Hampshire, GU52 6LY

Offers in the region of £775,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- Extended & Re-Modelled Detached Family Home
- Re-Fitted Bathroom & En-Suite
- Living Room & Dining Room
- Approx. 60ft. South-Westerly Facing Rear Garden
- Close to Local Amenities & Schools
- Four Bedrooms
- Open Plan Kitchen/Breakfast/Family Room
- Utility Room & Cloakroom
- Ample Driveway Parking
- Gas Central Heating & Double Glazed Windows

Selbon Estate Agents are delighted to offer to the market this extended four bedroom detached family home, ideally located in the sought-after Church Crookham area of Fleet.

The property has been meticulously re-modelled and updated by the current owners and offers excellent family living accommodation spanning across two floors.

The current school catchment areas include: Tweseldown Infant school, Church Crookham Junior school and Court Moor Secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor with storage below. The principle living accommodation includes a 27ft. open plan kitchen/breakfast/family room which leads to a dining room with dual aspect bi-folding doors to the rear garden. A front aspect living room, utility room and a generous cloakroom (which could be made into a shower room if required)

Of particular note is the kitchen that has been re-fitted to a high standard with eye and base level cupboard and drawer units under a Quartz work surface. Built-in appliances include induction hob with built-in low level extractor, dishwasher, wine fridge, fridge and freezer. The utility room comprises further eye and base level cupboards and space for utilities.

To the first floor are four bedrooms and a re-fitted family bathroom. The main bedroom also boasts built-in wardrobes and a re-fitted en-suite shower room.

Externally the South-Westerly facing rear garden measures around 60ft. in length and is predominately laid to artificial lawn with patio area immediately to the rear of the property.

The generous loft could be converted (S.T.P.P) and already has a dormer window in place.

Fleet town centre is under 1.5 miles away with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes including Caesars Camp, Velmead woods, and the Basingstoke canal to name but a few.











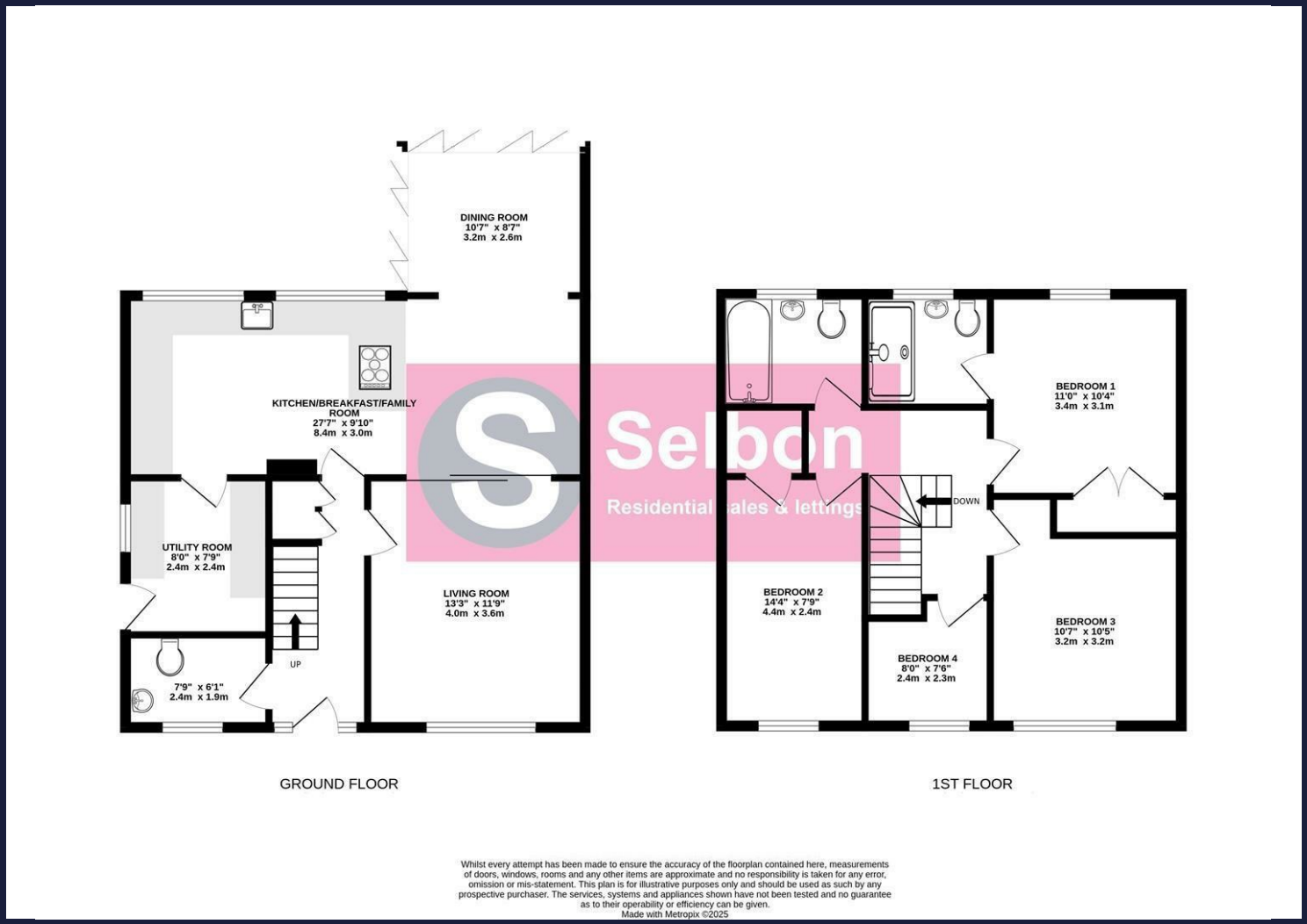








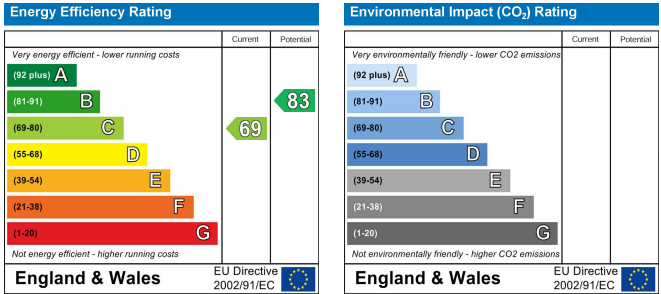
Floor Plans



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

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.

Council Tax Band: D