





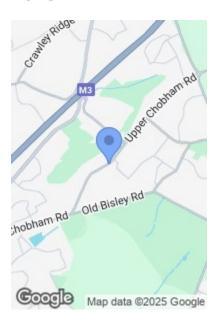




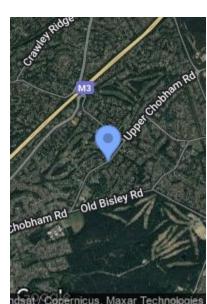




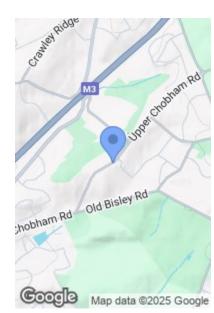
ROAD MAP



HYBRID MAP



TERRAIN MAP



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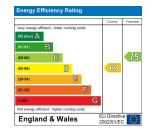








UPPER CHOBHAM ROAD, CAMBERLEY GU15 GUIDE PRICE £1,700,000

















# MAIN FEATURES

- Sizeable Gated Family Home
- Five Generously-Sized Bedrooms
- Two Bathrooms & Two En Suites
- Refitted & Impressive Kitchen
- Versatile Outbuilding With Bedroom

- Beautifully Presented
- Landscaped Garden & One-third of an acre plot
- Ample Driveway Parking
- Stunning Home
- Close To Well Regarded Schools

# FULL DETAILS

#### Entrance Hall

Enter via door, stairs leading to the first floor and walnut flooring. Understairs storage and coat cupboard.

#### Living Room

Bay fronted window, triple aspect, doors leading to the landscaped garden, feature fireplace, feature wallpaper and walnut flooring.

#### Reception Room

Bay fronted window and walnut flooring.

#### Family Room

Walnut flooring.

# Cloakroom

Wash hand basin, low level WC and limestone tiled flooring.

#### Kitchen/Dining Room

Range of base and eye level units, granite work surfaces, new splashback, large central island, breakfast bar, sink, Rangemaster cooker with gas hob, extractor fan, dishwasher and fridge. Open plan and limestone tiled flooring.

# Conservatory

Underfloor heating and limestone tiled flooring. Doors leading to the landscaped garden.

#### Utility

Range of base and eye level units, sink, washing machine, tumble dryer and space for; fridge/freezer. Understairs storage and limestone tiled flooring

#### Study

Tiled flooring and doors leading to the landscaped garden.

### First Floor Landing

Carpet flooring and access to the loft.

#### Bedroom On

Fitted wardrobes, carpet flooring and leading to dressing area with fitted wardrobes and door leading through to;

#### En Suil

Sizeable walk-in shower cubicle with rainfall showerhead and additional shower attachment, wash hand basin with storage below and vanity mirror above, low level WC, heated towel rail, tiled walls and LVT flooring.

#### Bedroom Two

Walnut flooring, airing cupboard and door leading through to;

#### En Suite

Shower cubicle, low level WC and wash hand basin

#### Bedroom Three

Front aspect and laminate flooring.

#### Bedroom Four

Rear aspect and laminate flooring.

#### Bedroom Five

Front aspect and laminate flooring.

# Bathroom Two wash hand basins with storage below, vanity mirror, low level WC.

sizeable shower cubicle, freestanding bath, TV, heated towel rail, tiled flooring and tiled walls.

# Detached Outbuilding - Kitchen/Dining Room

Enter via door, range of base and eye level units, sink, hob, extractor fan, double oven, fridge/freezer, dishwasher, central island, laminate flooring and bi-folding doors leading to the landscaped garden.

#### Bathroo

Bath with showerhead and additional shower attachment, wash hand basin with storage below, low level WC, heated towel rail, laminate flooring and partly tiled walls.

### Games Room/Bedroom

Laminate flooring.

#### To The Front

Electric gates leading to shingled driveway, lawned area and a wide range of mature planting.

#### To The Rea

Beautiful garden which is mainly laid to lawn with an extensive range of mature planting, pergola and patio area.

# **FLOORPLAN**

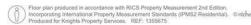
# Upper Chobham Road, Camberley, GU15

Approximate Area = 2987 sq ft / 277.5 sq m
Limited Use Area(s) = 110 sq ft / 10.2 sq m
Annexe = 558 sq ft / 51.8 sq m
Total = 3655 sq ft / 339.5 sq m
For identification only - Not to scale











# UPPER CHOBHAM ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale is this impressive, stunning and versatile family home which offers over 3,600 sq ft of accommodation, including a separate two-storey outbuilding, making it ideal for those seeking space, flexibility and a blend of modern living with practical design. On the ground floor, the welcoming entrance hall leads into a spacious living room with doors opening onto the landscaped garden, a family room and a reception room. At the heart of the home sits the kitchen/dining room, designed for both everyday living and entertaining, with a bright conservatory extending the space further. A separate utility, cloakroom and study completes the ground floor. The first floor is equally as impressive with five generous bedrooms. The principal bedroom benefits from a dressing area and en suite, with a further en suite to bedroom two while the remaining bedrooms are served by a well-sized five piece family bathroom. Another focal point is the substantial detached two-storey outbuilding, currently arranged as a kitchen/dining room, bathroom and games room/bedroom, perfect for home working, leisure or potential annexe use. Externally, the home is set within a private plot offering ample parking and remarkable and landscaped grounds, creating an excellent outdoor space for families.

This striking property is ideally situated within walking distance of well regarded schools such as Ravenscote and Tomlinscote, as well as being within a short distance of Pine Ridge Golf Club, parks, woodlands and Camberley town centre. A viewing is highly recommended to really appreciate every feature that this home has to offer.