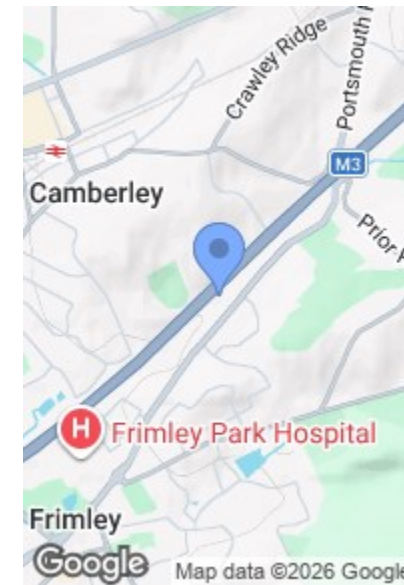
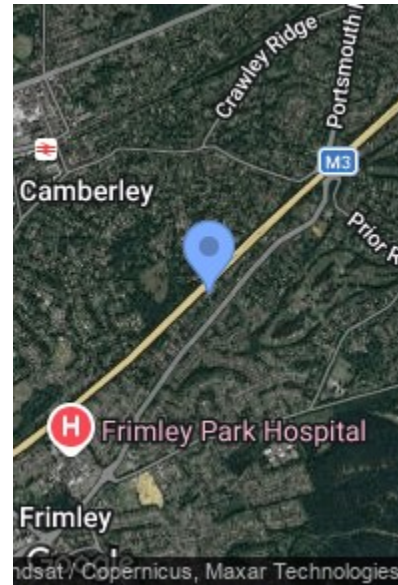
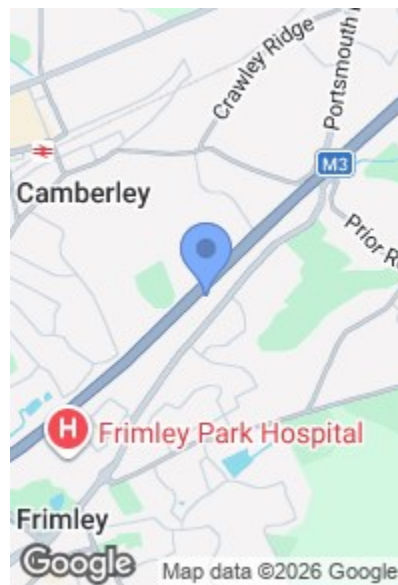


ROAD MAP

HYBRID MAP

TERRAIN MAP

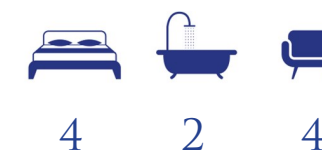


BADGERS COPSE, CAMBERLEY GU15
OFFERS IN EXCESS OF £750,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		70	80
		EU Directive 2002/91/EC	

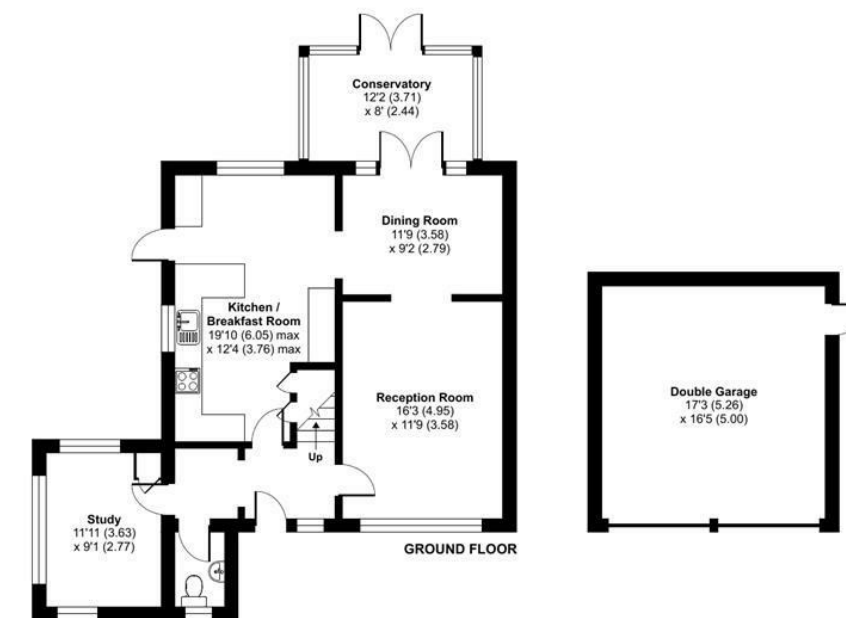
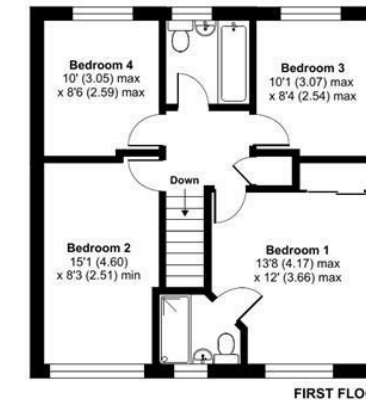




FLOORPLAN

Badgers Copse, Camberley, GU15

Approximate Area = 1502 sq ft / 139.5 sq m
 Garage = 283 sq ft / 26.3 sq m
 Total = 1785 sq ft / 165.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. KNIGHTS PROPERTY SERVICES. REF: 1454471

MAIN FEATURES

- Extended Detached Property
- Four Good-Sized Bedrooms
- Triple Glazed Windows Throughout
- Summer House & Pergola
- Double Garage & Ample Driveway Parking
- Extremely Well Presented
- Refitted En Suite To Bedroom One
- Landscaped Garden
- Close To Well-Regarded Schools
- Good Transport Links

FULL DETAILS

Entrance Hallway

Enter via door, stairs leading to the first floor and laminate flooring.

WC

Wash hand basin, low level WC, partly tiled walls and tiled flooring.

Study

Acoustic panelling to one wall, carpet flooring and storage cupboard housing the boiler.

Reception Room

Acoustic panelling, air conditioning unit, feature electric fireplace and carpet flooring.

Dining Room

Laminate flooring and new patio doors leading to the;

Conservatory

Laminate flooring and doors leading to the garden.

Kitchen/Breakfast Room

Range of base and eye level units, ceramic sink, dishwasher, four ring gas hob, extractor fan, oven/grill and space for; fridge/freezer and washing machine. Breakfast bar, understairs bespoke storage and door leading to the side of the property.

First Floor Landing

Cupboard and carpet flooring.

Bedroom One

Front aspect, feature wall, wardrobe, air conditioning unit, carpet flooring and door leading to the;

En Suite

Wash hand basin with storage below, low level WC, large shower cubicle with power shower, partly tiled walls and tiled flooring.

Bedroom Two

Front aspect, air conditioning unit and carpet flooring.

Bedroom Three

Rear aspect, acoustic panelling and carpet flooring.

Bedroom Four

Rear aspect and carpet flooring.

Bathroom

Wash hand basin with storage below, low level WC, bath with power shower, heated towel rail, partly tiled walls and laminate flooring.

To The Rear

Mainly laid to artificial lawn with patio area. Pergola and summer house with electric. Side access both sides leading to the front.

To The Front

Driveway offering parking for four cars, with space for visitors parking for a further two cars. Electric car charger and access to the;

Double Garage

Up and over doors.

Council Tax

Band F.

BADGERS COPSE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Nestled on Badgers Copse, Camberley, is this extremely well presented and extended detached house for sale, perfect for families seeking both comfort and style. This beautiful property, which boasts a great blend of modern living and versatile spaces, is within easy reach of well-regarded schools and good transport links. It is ideally situated within a close of only five houses, in a non-estate location. The property also has scope to extend further STPP. Upon entering, you are greeted by a spacious ground floor that features a reception room that seamlessly connects to a dining room, with access onto the bright conservatory, ideal for enjoying the garden views. To complete the ground floor there is a study, convenient WC and a stylish open plan kitchen/breakfast room. As you ascend to the first floor, you will find four generously sized bedrooms, each offering ample space and comfort, with the principle bedroom benefitting from a refitted en suite. There is a modern family bathroom, which has also been refitted. Externally the property continues to impress with its very well maintained landscaped garden, featuring a pergola and a summer house, perfect for relaxation or outdoor entertaining. Additional highlights include driveway parking and a double garage, providing ample space for vehicles and storage. Having undergone numerous improvements by the current owners, this home is ready for its new occupants to move in and enjoy. A viewing is highly recommended to fully appreciate the exceptional qualities this home has to offer.