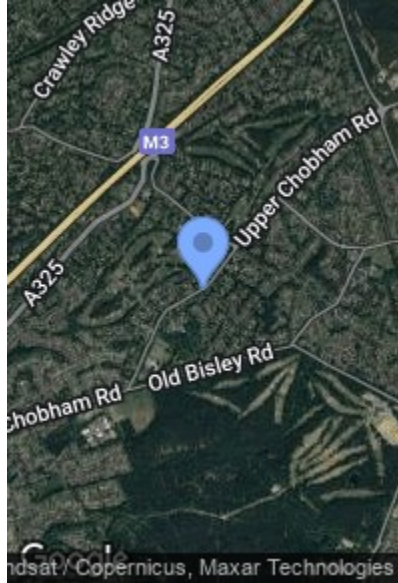


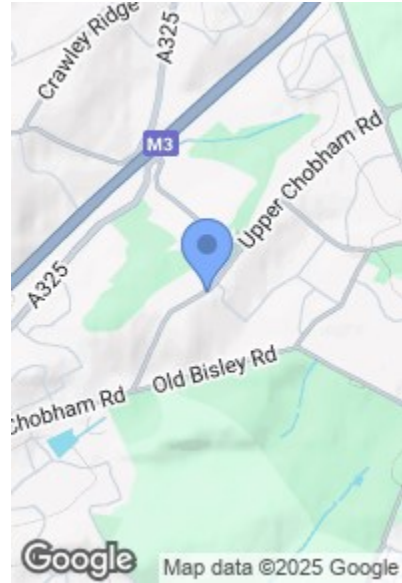
ROAD MAP



HYBRID MAP



TERRAIN MAP



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

Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com



Registered in England and Wales. Registered number 07092765. Registered address: 54 Obelisk Way, Camberley, Surrey GU15 3SG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	63	75
EU Directive 2002/91/EC		





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

En Suite
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.

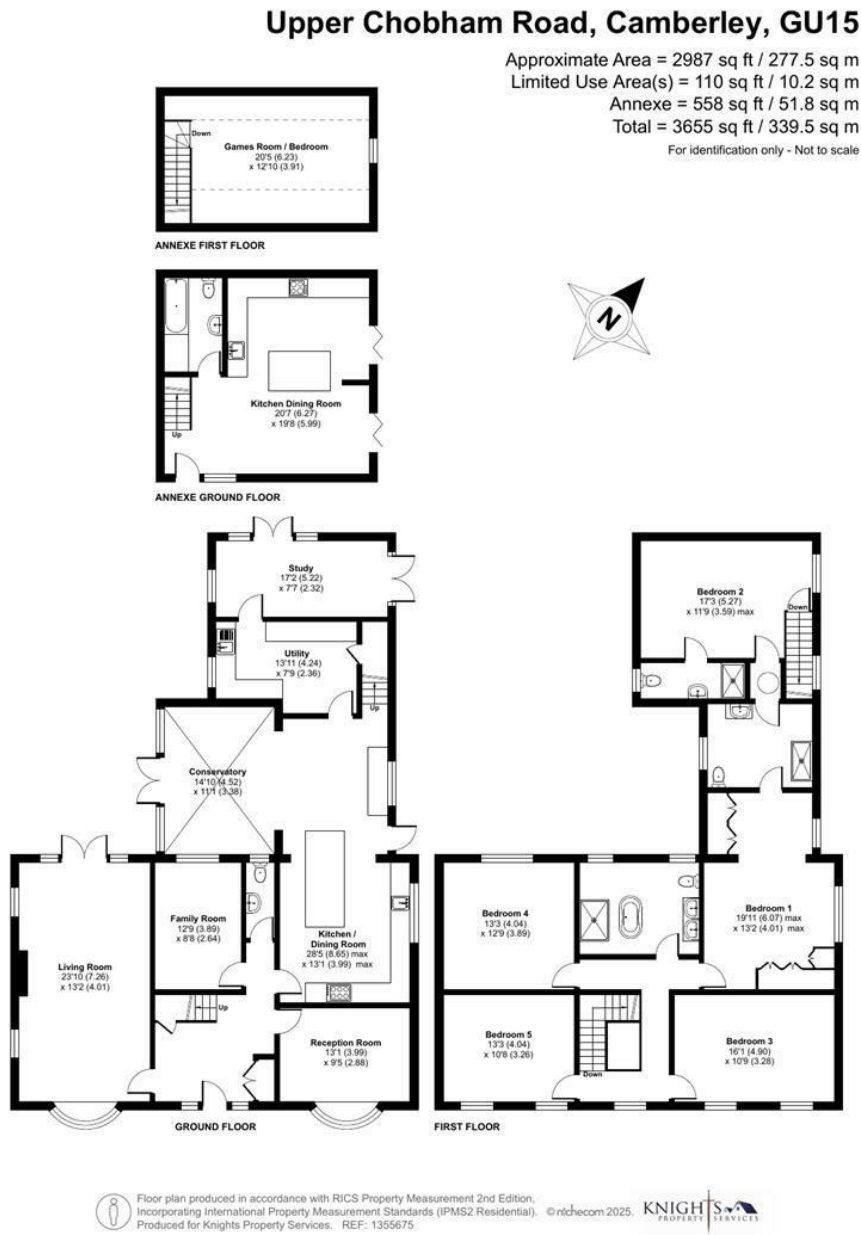
Bathroom
Bath with showerhead and additional shower attachment, wash hand basin with storage below, low level WC, heated towel rail, laminate flooring and partly tiled walls.

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 Rear
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

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.