Road Map

Hybrid Map

Terrain Map

Chobham Road, Frimley, Camberley GU16

Offers In Excess Of £900,000

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

4   2   3

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FOR SALE
01276 539111

Floorplan

Chobham Road, Frimley, Camberley, GU16

Approximate Area = 2518 sq ft / 233.9 sq m (includes garage)
Outbuilding = 118 sq ft / 10.9 sq m
Total = 2636 sq ft / 244.8 sq m
For identification only - Not to scale

FIRST FLOOR

Bedroom 3
11'8 (3.56)
x 11'5 (3.48)

Bedroom 1
22'8 (6.91) max
x 10'11 (3.33) max

Bedroom 4
10'11 (3.33)
x 10'5 (3.18)

Bedroom 2
15' (4.57) max
x 11'8 (3.56) max

Down

GROUND FLOOR

Kitchen / Diner
27'7 (8.41) to bay
x 8'11 (2.72)

Utility
12'5 (3.78) x 6' (1.83)

Study
15' (4.57)
x 7'5 (2.26)

Outbuilding
12'5 (3.78)
x 9'8 (2.95)

Family Room
16'11 (5.16)
x 13'4 (4.06)

Reception Hall
11'11 (3.63) max
x 11'11 (3.63) max

Living Room
24' (7.32)
x 15' (4.57)

Garage
23' (7.01)
x 10' (3.05)

Up

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
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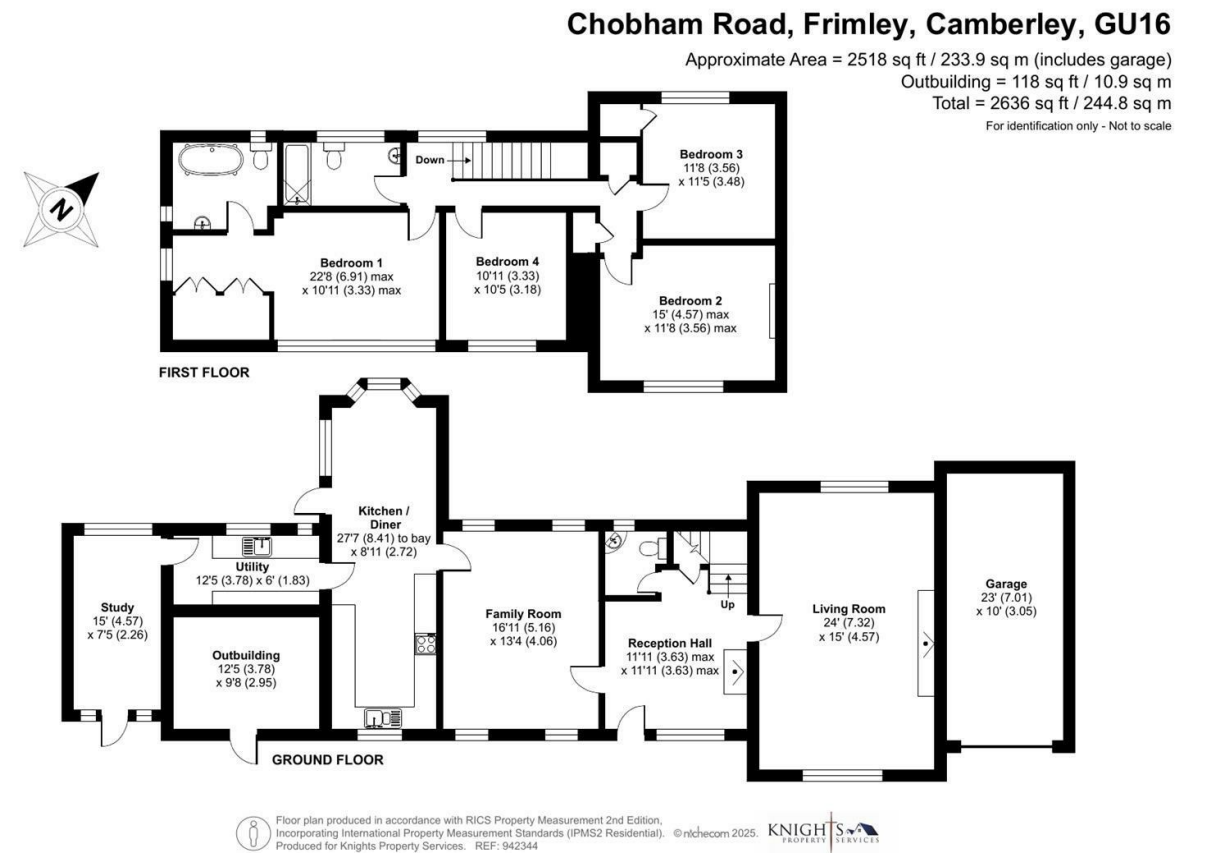
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Main Features

- No Onward Chain
- Detached Former Coach House
- Rare Find & Characterful
- Four Double Bedrooms
- En Suite With Free Standing Bath & Separate Family Bathroom

- Three Reception Rooms
- Spacious Kitchen/Diner
- Garage & Ample Driveway Parking
- Close To Well Regarded Schools
- Third (0.33) Of An Acre Private Plot With Beautiful Garden

Chobham Road, Frimley, Camberley GU16

KNIGHTS PROPERTY SERVICES **NO ONWARD CHAIN** Nestled on Chobham Road in Frimley is this exceptional detached former coach house, now available to the market for sale with no onward chain. This characterful residence is a rare find and offers a generous amount of space, making it an ideal versatile family home.

Upon entering, you are greeted by a welcoming reception hall that flows seamlessly into the dual aspect living room and generous family room. The ground floor also features a spacious kitchen/diner complete with a separate utility and a study as well as a convenient WC. To the first floor there are four generously sized double bedrooms, including an en suite with free standing bath to bedroom one and a separate family bathroom. The property is further enhanced by a large, attractive and mature garden that adds to its appeal, along with a garage and an outbuilding, offering additional storage, in addition to driveway parking.

Located within easy reach of Frimley high street and Frimley Park Hospital, this home is also within walking distance of well regarded schools, making it an excellent choice for families. This delightful property combines character, space and a prime location, making it a must-see property.