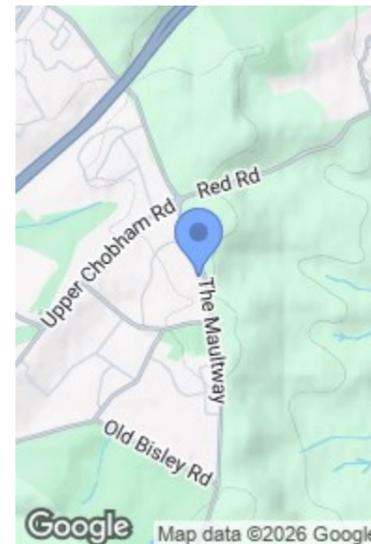
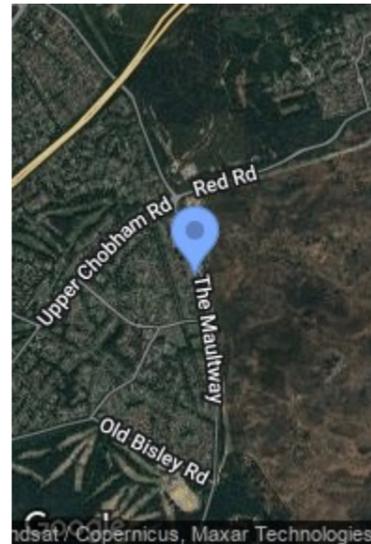


ROAD MAP

HYBRID MAP

TERRAIN MAP



BUTTERMERE DRIVE, CAMBERLEY GU15
OFFERS IN EXCESS OF £725,000

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
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		EU Directive 2002/91/EC	





MAIN FEATURES

- Detached Property
- Four Bedrooms
- Bathroom & En Suite
- Water Softener
- Landscaped & Sizeable Garden
- Very Well Presented
- Self-Contained Annexe
- Close To Woodlands
- Close To Well Regarded Schools

FULL DETAILS

Entrance Hallway

Enter via door, storage cupboard and karndean luxury vinyl tile (LVT) flooring. Stairs leading to the first floor.

WC

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

Reception Room

Front aspect, log burner and karndean LVT flooring.

Kitchen/Dining Room

Range of base and eye level units, corian worktops, island and sink with Quooker tap with hot water, filtered cold water and filtered cold sparkling water. Fridge/freezer, double oven, microwave with warming drawer underneath and induction hob with built-in extractor fan. Karndean LVT flooring and bi-folding doors leading to the landscaped garden. Leading into;

Utility

Range of units, corian worktops, boiler, wine cooler, butler sink and space for; washing machine and tumble dryer. Karndean LVT flooring and glass splashback.

First Floor Landing

Cupboard and carpet flooring. Access to boarded and insulated loft with ladder.

Bedroom One

Front aspect, wardrobes, decorative panelling, carpet flooring and door leading through to;

En Suite

Slate walk-in shower with Aqualisa power shower, wash hand

basin with storage below, low level WC, tiled walls and porcelain tiled flooring.

Bedroom Two

Rear aspect and laminate flooring.

Bedroom Three

Front aspect and laminate flooring.

Bedroom Four

Rear aspect and laminate flooring.

Bathroom

Bath with Grohe shower, wash hand basin with storage below, low level WC, tiled flooring and tiled walls.

Annexe

Range of units, sink and space for; washing machine. Open plan and karndean LVT flooring.

Annexe - Shower Room

Shower cubicle, low level WC, wash hand basin, tiled walls and karndean LVT flooring.

To The Front

Driveway parking with EV charging point. Gate leading to the rear garden.

To The Rear

Mainly laid to artificial lawn with porcelain tiles. Raised flower beds, brick-built firepit, BBQ area and log cabin wired with own RCD.

Council Tax

Band F.

FLOORPLAN



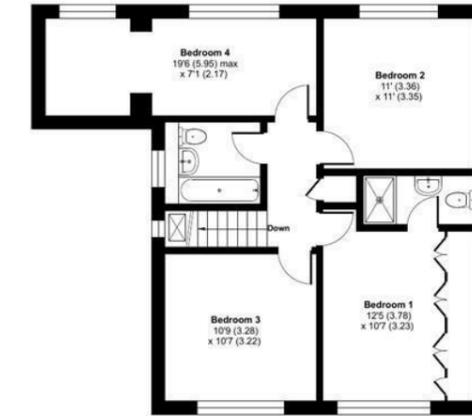
Buttermere Drive, Camberley, GU15

Approximate Area = 1395 sq ft / 129.5 sq m

Annexe = 181 sq ft / 16.8 sq m

Total = 1576 sq ft / 146.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. KNIGHTS PROPERTY SERVICES. REF: 1410056

BUTTERMERE DRIVE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale is this beautifully presented detached house located on the desirable Buttermere Drive in Camberley. This charming property offers a generous living space and is nestled in a cul-de-sac, making it an ideal family home. The ground floor features a stunning kitchen/dining room with a separate utility, a convenient WC and a reception room. The first floor boasts four spacious bedrooms, including an en suite to bedroom one and a bathroom. One of the standout features of this property is the self-contained annexe, which offers versatile living options. There is also a large and very well maintained garden, ideal for entertaining, and driveway parking. The home has undergone many improvements by the current owner since they have owned it. The location is particularly appealing, with highly regarded schools such as Heather Ridge, Ravenscote, and Tomlinscote being nearby, making it an excellent choice for families. Additionally, Heatherside shops, parks and woodlands are all within easy reach, enhancing the overall appeal of this property.