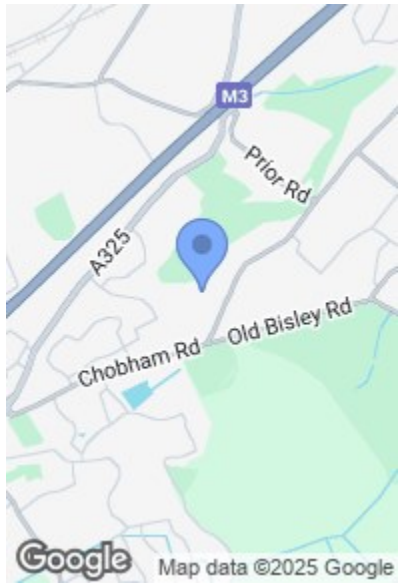
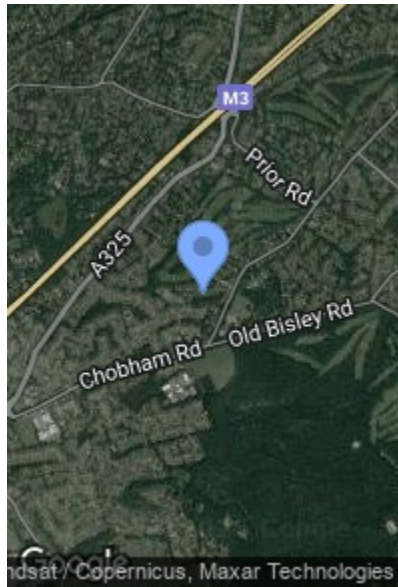


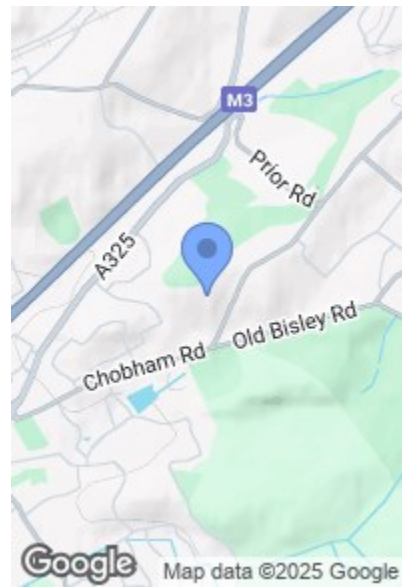
ROAD MAP



HYBRID MAP



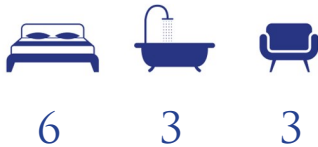
TERRAIN MAP



## THE FAIRWAY, CAMBERLEY GU15

OFFERS IN EXCESS OF £1,450,000

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	69	79
EU Directive 2002/91/EC		



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## MAIN FEATURES

- Stunning & Sizeable Detached Property
- Immaculately Presented
- Six Bedrooms
- Close To Well Regarded Schools
- Professionally Landscaped Garden
- Ample Driveway Parking
- Bathroom & Two En Suites
- Open Plan Reception Room With Refitted Kitchen

## FULL DETAILS

### Entrance Hall

Enter via door, wood panelled walls, laminate flooring and stairs (with glass balustrade) leading to the first floor.

### Living Room

Triple aspect, feature log burner, laminate flooring and doors leading to the landscaped garden.

### Cloakroom

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

### Family Room

Wood panelling, laminate flooring and doors leading to the landscaped garden.

### Kitchen/Reception Room

Open plan, wood panelling, laminate flooring and bi-fold doors leading outside. Kitchen has a range of base and eye level units, quartz work surfaces, breakfast bar, Rangemaster cooker, extractor hood, butler sink, wine cooler, dishwasher and space for; fridge/freezer.

### Utility

Range of units and space for; washing machine and tumble dryer. Laminate flooring.

### First Floor Landing

Airing cupboard, wardrobe with sliding door, carpet flooring and access to loft hatch.

### Bedroom One

Dual aspect, laminate flooring and fitted wardrobes/drawers. Access to;

### Dressing Room

Fitted wardrobes and laminate flooring.

### En Suite

Shower cubicle, low level WC and wash hand basin.

### Bedroom Two

Dual aspect and carpet flooring. Door leading to;

### En Suite

Wash hand basin, low level WC, shower cubicle and tiled walls.

### Bedroom Three

Rear aspect and carpet flooring.

### Bedroom Four

Rear aspect, wardrobe with sliding door and carpet flooring.

### Bedroom Five

Front aspect, wardrobe and carpet flooring.

### Bedroom Six

Front aspect and carpet flooring.

### Bathroom

Newly fitted. Bath with shower, wash hand basin with storage below, low level WC, heated towel rail, tiled flooring and tiled walls.

### To The Rear

Large seating area laid to porcelain tiles, patio area, area laid to artificial lawn and brick wall with mature planting. Bilateral side access to the front.

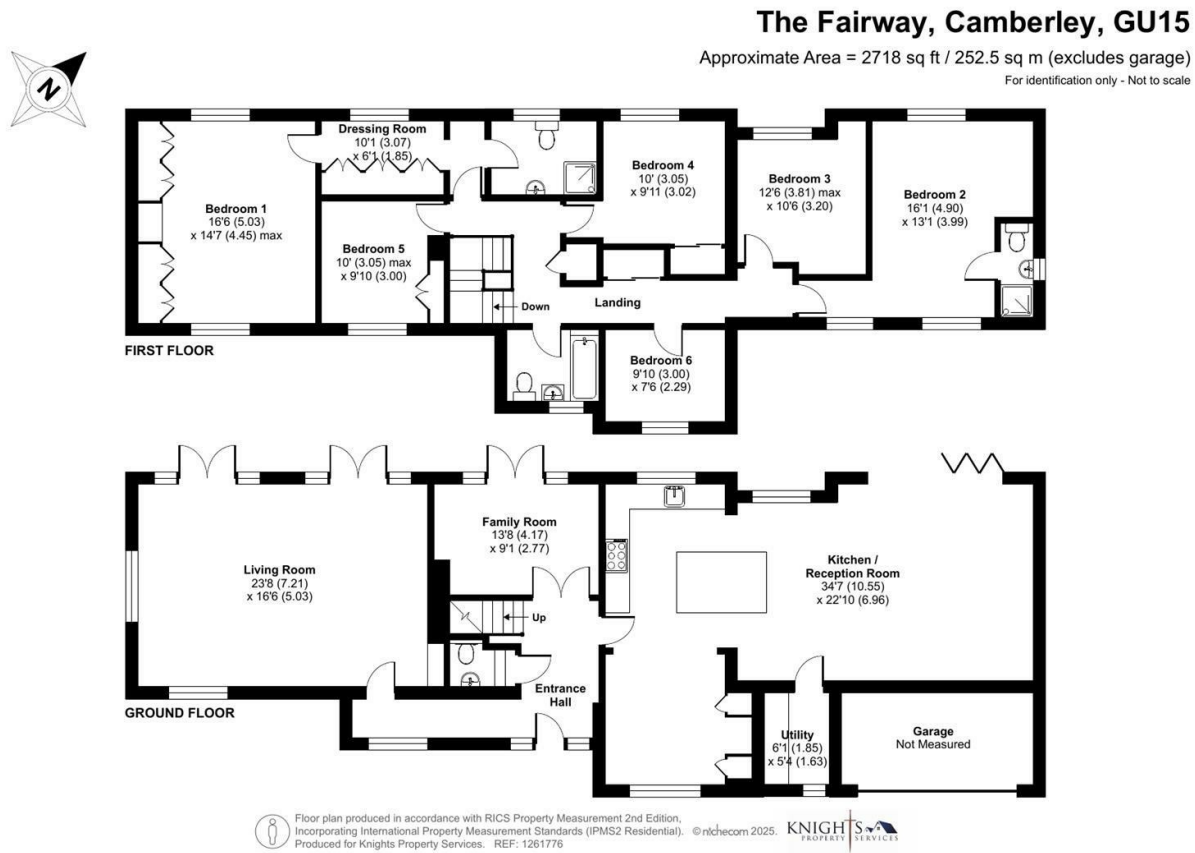
### To The Front

Driveway parking and access to the garage.

### Council Tax

Band G.

## FLOORPLAN



## THE FAIRWAY, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - New to the market for sale is this stunning and sizeable detached property, occupying a non-estate position within a cul-de-sac setting. The home is ideally situated within walking distance of well regarded schools such as Ravenscote and Tomlinscote, as well as being ideally positioned for great commuter links, woodlands and local amenities. The immaculately presented property has undergone extensive refurbishment by the current owners. The impressive ground floor has a living room, family room, cloakroom, utility and an open plan reception room with refitted kitchen. The first floor boasts six good-size bedrooms with a dressing room and en suite to bedroom one, en suite to bedroom two and a newly fitted bathroom. There is a professionally landscaped and substantially-sized rear garden, ideal for entertaining. To complete the property there is ample driveway parking and a garage. A viewing is highly recommended to really appreciate everything that this remarkable property has to offer.