

Blackwater
Guide Price £950,000

 mackenzie smith

Lubina, 9 Hawley Grove, Blackwater, Camberley, GU17 9JY

Privately positioned within a gated development, this remarkable property is near the station & M3. Set on 1/4 of an acre, the unique home offers three reception rooms, an open plan kitchen/conservatory/family room, utility, cloakroom, three bathroom suites, a triple garage and private rear garden.

Location

Blackwater is perfectly situated on the borders of Surrey, Berkshire and Hampshire with the towns of Camberley and Farnborough nearby that both benefit from excellent train services to London. This small town is placed on the A30, with links to the M3 and A3 close by. Numerous amenities are also nearby, including Meadows Shopping Centre with M&S, Tesco and Next and Waitrose in College Town.

Camberley is the closest town to Blackwater and offers a vast range of shopping facilities along with a cinema, restaurants and a leisure complex. Schools locally include Crawley Ridge Infants & Junior School, Tomlinscote School, Ravenscote and Prior Heath.

The Property

Lubina is a unique five double bedroom family home designed and constructed by Prowting homes about 15 years ago. The light and airy modern home presents two floors of versatile space, with the sociable ground floor offering an open plan kitchen/conservatory/family room, three further reception rooms, a utility room and cloakroom, while the second floor accommodates five double bedrooms and three bathroom suites. The sizeable home presents generous living space, encompassing a total floor area just shy of 3000 sq ft.

Neutral tones carry through this individual home, where a bright and airy entrance hall leads through to two reception rooms, the cloakroom and the open plan kitchen/conservatory/family room. The open staircase provides a welcoming entrance, while also offering an open view through to the first floor landing that introduces plenty of natural light.

Positioned to the front of the home, the study and sitting room enjoy an outlook over the established grounds. The 22ft sitting room offers character features, including a bay window and an Inglenook fireplace, while leading through to the dining room, to the rear of the home. Along with a pleasant outlook over the established rear garden, the versatile dining room features a bay seating area that introduces a wealth of natural light, and in turn, connects to the open plan kitchen.

Forming the heart of the home, the open plan kitchen/conservatory/family room overlooks the rear garden. This sizable room measures over 25ft in width and presents a versatile family space for socialising, seating and dining. The practically arranged room is well-defined, with a breakfast bar segmenting the kitchen as an archway opens through to the pitched roof conservatory that introduces natural light throughout the sociable living areas and features French doors that open to the garden patio.

Quality finishes complement the kitchen, including Hatt units and granite work surfaces that encase an integrated fridge/freezer, additional fridge and a dishwasher.

Further appliance space is available within the utility room, which leads to a decked garden patio with built in BBQ.

The generous first floor landing leads through to the five double bedrooms and the family bathroom.

Four of the bedrooms feature built-in storage, whilst two of the bedrooms also benefit from en suite shower rooms and bay windows.

The fully tiled family bathroom offers a four piece suite, fitted with a panel enclosed bath and a separate shower cubicle.

The Grounds

This remarkable family home, set within an exclusive gated development, enjoys a private position within the cul de sac. A paved driveway sweeps along the front of the home, continuing to the triple garage, entrance and a side access gate. Shaped areas of lawn and low hedging further complement the façade.

The triple garage, with remote control operated doors, benefits from power, light and eaves storage.

Mature shrubs screen the established rear garden that enjoys a pleasant sense of privacy and seduction. This private outdoor space extends the width of the home, predominately laid to lawn and offering two seating areas, including a paved patio and decking.

Energy Efficiency Rating

Current: D | Potential: D

Recent Trustpilot Review

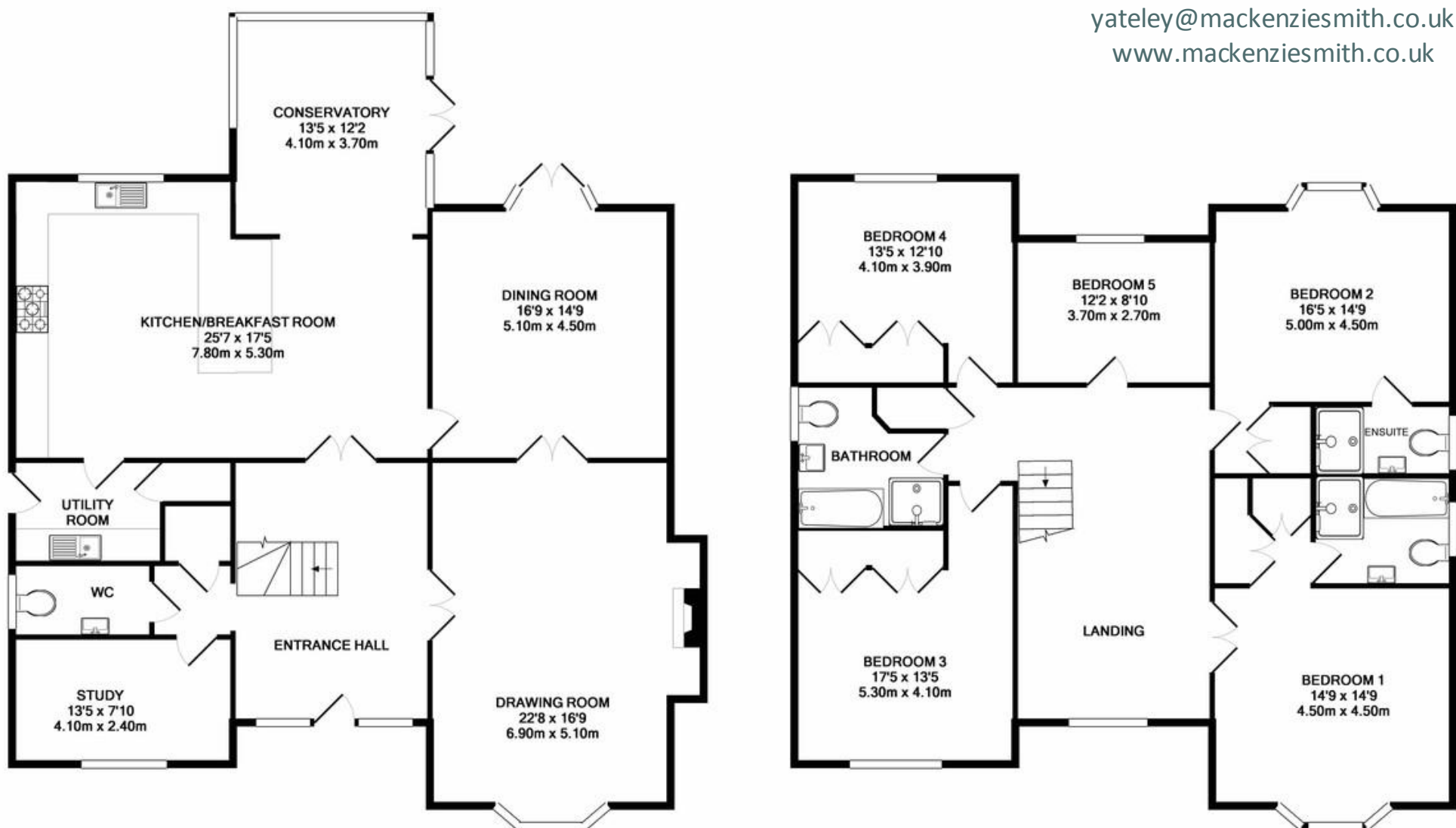
"These guys were great, really went the extra mile to help and without Gavin and his team pushing things through it would have taken a lot longer. Moving is really stressful and Mackenzie Smith make it a lot less painful! Very quick to respond on all matters."

Every effort has been made to ensure these particulars provide a fair representation of the property, however we would like to draw your attention to the following:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order. References to the tenure of a property are based on information supplied by the vendor. The Agent has not had sight of the title documents. The purchaser is advised to obtain verification from their solicitor or surveyor as appropriate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. Measurements are approximate and any plans provided are not to scale.

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GROUND FLOOR APPROX. FLOOR AREA 1591 SQ.FT. (147.8 SQ.M.)

1ST FLOOR APPROX. FLOOR AREA 1406 SQ.FT. (130.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2997 SQ.FT. (278.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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