



Upper Chobham Road, Camberley
Surrey, GU15



Beyond your expectations

A beautifully appointed family home backing onto the Golf Course

Living room | dining room/study | open plan kitchen/breakfast/family room | utility room | downstairs cloakroom | 5 bedrooms | family bathroom | 2 en suite shower rooms | driveway parking | detached double garage | backing onto Camberley Heath Golf Course.

Guide Price £1,200,000 Freehold

Description

This attractive and beautifully presented family home is approached by a covered porch, the front door opens into the spacious and welcoming entrance hall with a tiled floor, doors off the hallway lead to all principal reception rooms, and access to the downstairs cloakroom. Double doors give access to the front aspect living room with a feature fireplace. A further set of double doors open into the stunning open plan kitchen/breakfast/family room which boasts a fantastic entertaining space, 2 sets of bi-folding doors lead to the rear gardens and a fabulous sky lantern provides an abundance of natural light. The kitchen itself offers a range of work surfaces with contrasting gloss cabinets and integrated 'Bosch' appliances such as, a 5 ring gas hob, microwave, a steam oven and a double oven, floor to ceiling fridge/freezer and a dishwasher. Additional appliances can be plumbed into the adjacent utility room which also offers a further sink, cabinets and a side door to the outside. The front aspect dining room/study is accessed from a single door from the entrance hall. The galleried landing gives the feeling of space and provides access to all 5 double bedrooms. Two bedrooms benefit from ensuite shower rooms, while the further 3 bedrooms are complemented by the 4 piece family bathroom suite.

Outside

'Stafford House' is approached by the fully block paved driveway which offers parking for several vehicles as well as the detached double garage with an electric up and over door. The garage can also be accessed by a single

door on the side. A side gate leads to the westerly facing rear gardens that offer a high degree of seclusion and back onto Camberley Heath Golf Club. The gardens are mainly laid to lawn which is enclosed by wood panel fencing and herbaceous borders to the rear as well as a attractive patio accessed directly from the bi-folding doors off the Kitchen/Breakfast room.

Location

The property is conveniently located for Camberley Town Centre with its excellent range of national and independent retailers and the Atrium development with a cinema, restaurants and bowling. The commuter has direct line access to London Waterloo at nearby Farnborough, Brookwood or Sunningdale, in less than 40 minutes or to the M3 motorway at Junctions 3 and 4 to London and Southampton. Camberley also has its own station serving London on the Guildford to Ascot line and easy access by car to the A30. The property also offers convenient access to various private and state schools such as Tomlinscote Secondary School and 6th Form College, Farnborough Hill and Salesian College.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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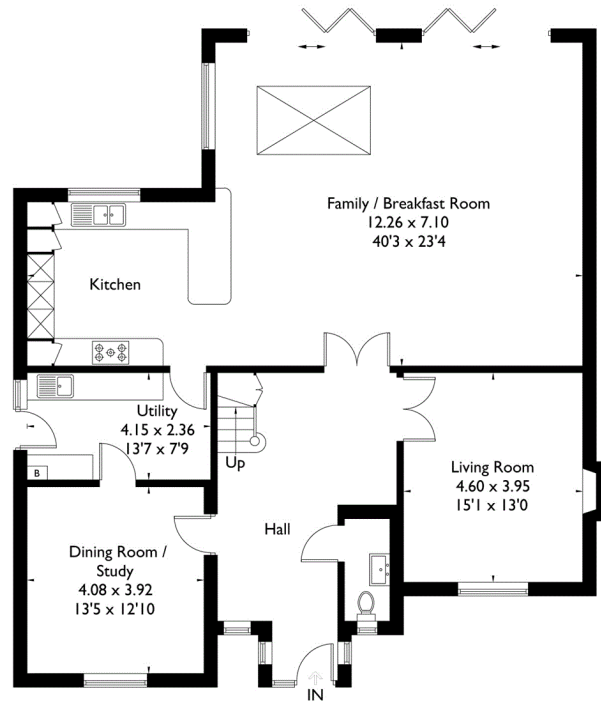
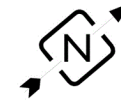
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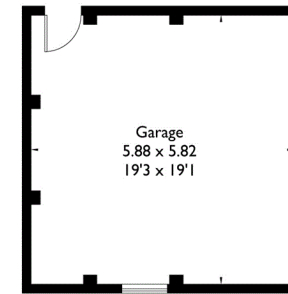
Approximate Gross Internal Area = 246.4 sq m / 2652 sq ft

Garage = 34.2 sq m / 368 sq ft

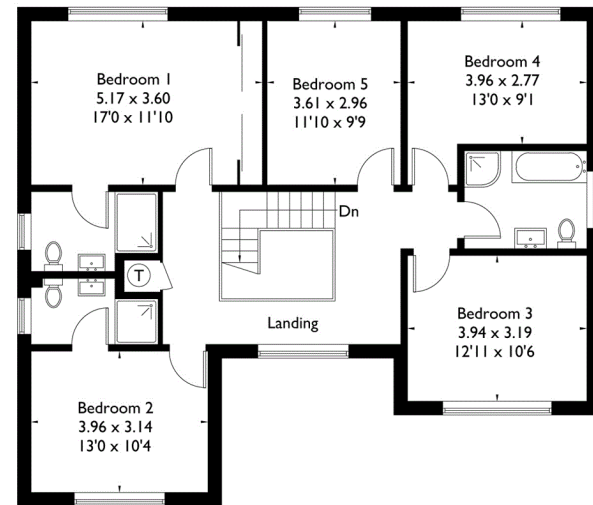
Total = 280.6 sq m / 3020 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 211019

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

