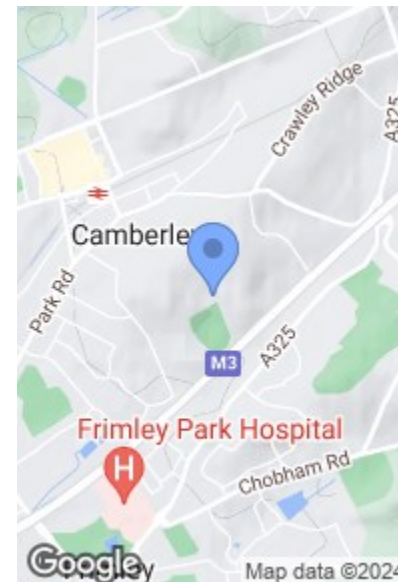
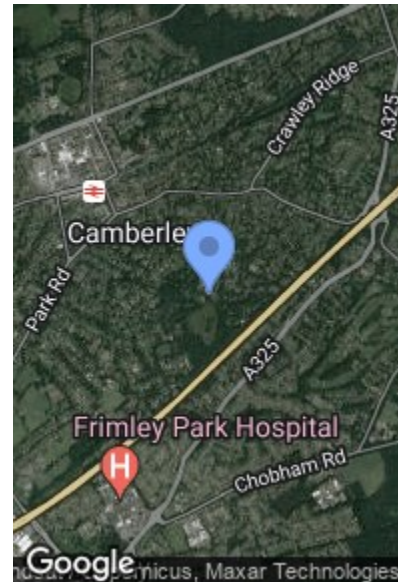


ROAD MAP

HYBRID MAP

TERRAIN MAP

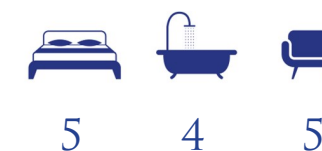


TEKELS PARK, CAMBERLEY GU15  
OFFERS IN EXCESS OF £1,400,000

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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		65	77
		EU Directive 2002/91/EC	

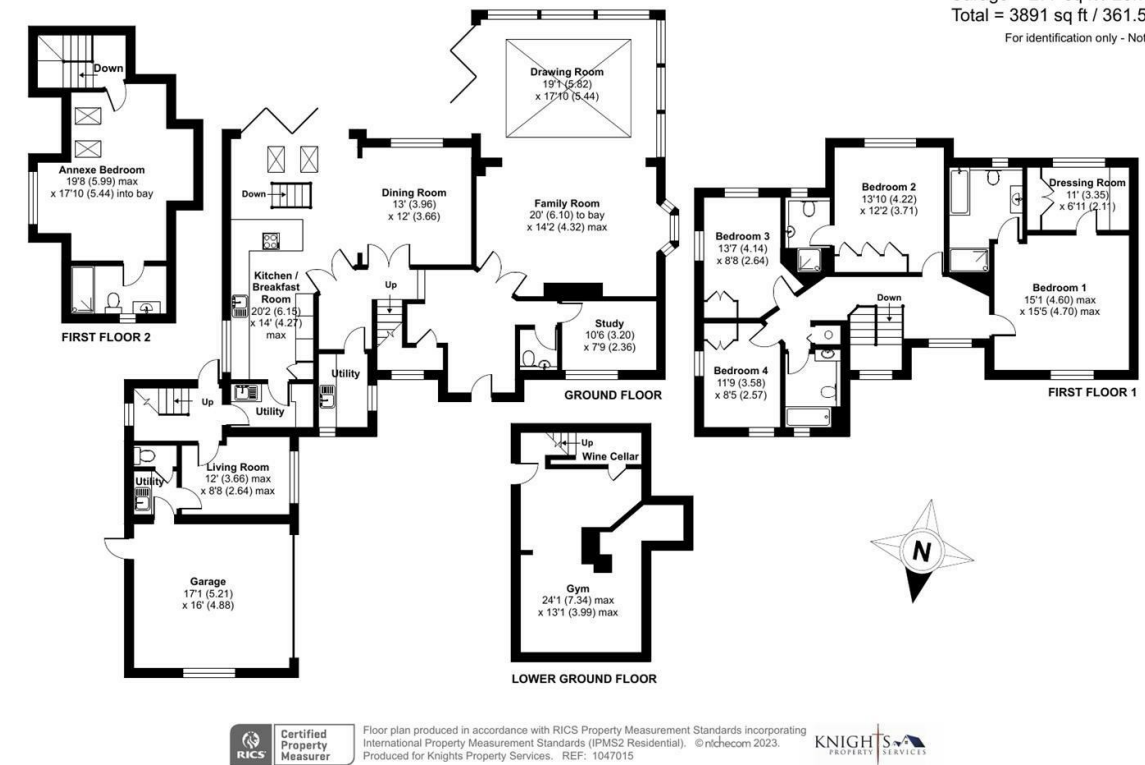




## FLOORPLAN

### Tekels Park, Camberley, GU15

Approximate Area = 3614 sq ft / 335.8 sq m  
 Garage = 277 sq ft / 25.7 sq m  
 Total = 3891 sq ft / 361.5 sq m  
 For identification only - Not to scale



## MAIN FEATURES

- No Onward Chain
- Five Double Bedrooms
- Immaculately Presented
- Wine Cellar & Gym
- Video Entrance System & Alarm
- Large Plot
- Private & Secluded Rear Garden
- Gated Entrance
- Ample Driveway Parking & Garage
- Underfloor Heating To The Ground Floor

## FULL DETAILS

### Entrance Hallway

Enter via front door, understairs storage, carpeted stairs leading to the first floor and tiled flooring.

### Drawing Room

19'1 x 17'10 (5.82m x 5.44m)

Stylight lantern roof, bi-folding doors and tiled flooring.

### Family Room

20'0 x 14'2 (6.10m x 4.32m)

Feature electric fireplace with limestone surround and tiled flooring.

### Study

10'6 x 7'9 (3.20m x 2.36m)

Front aspect and wood flooring.

### Cloakroom

Wash hand basin, low level WC, vanity mirror and tiled flooring.

### Utility

Base and eye level units, sink, boiler and space for; fridge/freezer. Partly tiled walls and tiled flooring.

### Kitchen/Breakfast Room

20'2 x 14'0 (6.15m x 4.27m)

Range of base and eye level units, breakfast bar, marble work surfaces, four ring induction hob, sunken extractor hood, sink with Quooker tap, three ovens, dishwasher, fridge, freezer and wine cooler. Tiled flooring and glass trap door leading to wine cellar and gym. Bi-folding doors.

### Utility

Range of base and eye level units, sink and space for; washing machine and tumble dryer. Tiled flooring.

### Dining Room

13'0 x 12'0 (3.96m x 3.66m)

Tiled flooring.

### First Floor Landing

Windows with shutters, airing cupboard, carpet flooring and access to the loft.

### Bedroom One

15'1 x 15'5 (4.60m x 4.70m)

Front aspect double bedroom, shutters, carpet flooring and door leading through to the dressing room with storage.

### En Suite

Sunken bath, shower cubicle, low level WC, wash hand basin with storage below, vanity mirror and partly tiled walls.

### Bedroom Two

13'10 x 12'2 (4.22m x 3.71m)

Rear aspect double bedroom, wardrobes and carpet flooring. Door leading through to;

### En Suite

Shower cubicle, low level WC, wash hand basin with storage, heated towel rail, partly tiled walls and tiled flooring.

### Bedroom Three

13'7 x 8'8 (4.14m x 2.64m)

Dual aspect double bedroom, wardrobe and carpet flooring.

### Bedroom Four

11'9 x 8'5 (3.58m x 2.57m)

Dual aspect double bedroom, wardrobe and carpet flooring.

### Bathroom

Bath, wash hand basin, low level WC, heated towel rail, tiled flooring and tiled walls.

### Living Room

12'0 x 8'8 (3.66m x 2.64m)

Carpet flooring.

### Utility

Base and eye level units, sink and wood flooring. Door leading to WC.

### Annexe Bedroom

19'8 x 17'10 (5.99m x 5.44m)

Large double bedroom, velux windows and carpet flooring.

### En Suite

Shower cubicle, low level WC, wash hand basin, heated towel rail, linoleum flooring and tiled walls.

### To The Rear

Patio area with steps leading to a large lawned area surrounded by mature trees, hedges and shrubs. Decked area.

### To The Front

Electric gates, video entrance system, ample brick paved driveway parking and access to the garage.

## TEKELS PARK, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this stunning and gated detached family home with an annexe. The impressive ground floor comprising; an open plan kitchen/breakfast room, dining room, several utility rooms, study, cloakroom, family room and drawing room with access on to the impressive rear garden. The first floor boasts bedroom one with en suite and dressing room, bedroom two with en suite, two further double bedrooms and a bathroom. This property, which offers a wealth of flexible accommodation, also boasts a gym and a wine cellar to the lower ground floor. A key feature to note is the annexe with a double bedroom, en suite, utility and living room. To the front of the property there is ample gated driveway parking and a large garage. The private and secluded landscaped rear garden is enclosed by mature hedges and trees and is mainly laid to lawn with a raised decked area and patio area, making it ideal for entertaining. Tekels Park is a private development, set within parkland and within close proximity of Camberley town centre, great commuter links and local schooling. A viewing is highly recommended to really appreciate everything that this stunning property has to offer.