



MINLEY MANOR, CAMBERLEY GU17
£3,000 PCM

ROAD MAP



HYBRID MAP



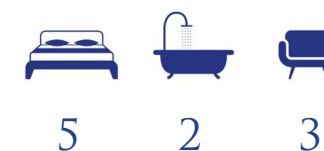
TERRAIN MAP



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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		61	76
		EU Directive 2002/91/EC	





FLOORPLAN

MAIN FEATURES

- Available Immediately
- Unfurnished/Furnished
- Large Family Home
- Five/Six Bedrooms
- Two/Three Reception Rooms
- Characterful Property
- Beautiful Orchard
- Driveway Parking

FULL DETAILS

Entrance Hallway

Enter via door, understairs storage, large storage cupboard, stairs leading to the first floor and wood flooring.

Living Room

13'8 x 13'6 (4.17m x 4.11m)

Wood flooring.

WC

Low level WC, wash hand basin and linoleum flooring.

Dining Room

14'0 x 13'6 (4.27m x 4.11m)

Wood flooring and doors leading through to;

Kitchen/Breakfast Room

22'0 x 10'0 (6.71m x 3.05m)

Range of base and eye level units, sink, dishwasher, five ring gas hob, oven, fridge/freezer, partly tiled walls and tiled flooring. Sliding door leading to the patio area.

Utility

8'7 x 8'3 (2.62m x 2.51m)

Range of base and eye level units, sink, boiler, washing machine and tumble dryer.

WC

Low level WC.

Family/Bedroom Four

11'4 x 11'4 (3.45m x 3.45m)

Wood flooring.

First Floor Landing

Carpet flooring.

Bedroom One

18'0 x 14'0 (5.49m x 4.27m)

Dual aspect, wardrobes and carpet flooring.

Bedroom Two

14'0 x 11'9 (4.27m x 3.58m)

Wardrobe and carpet flooring.

Bedroom Three

11'4 x 11'4 (3.45m x 3.45m)

Storage and carpet flooring.

Bedroom Five

11'8 x 10'5 (3.56m x 3.18m)

Wardrobe and carpet flooring.

Bedroom Six

10'4 x 10'1 (3.15m x 3.07m)

Storage and carpet flooring.

Bathroom

Bath with shower attachment, wash hand basin, heated towel rail and linoleum flooring.

WC

Low level WC and linoleum flooring.

Shower Room

Shower cubicle, bidet, wash hand basin, heated towel rail and tiled flooring.

Council Tax

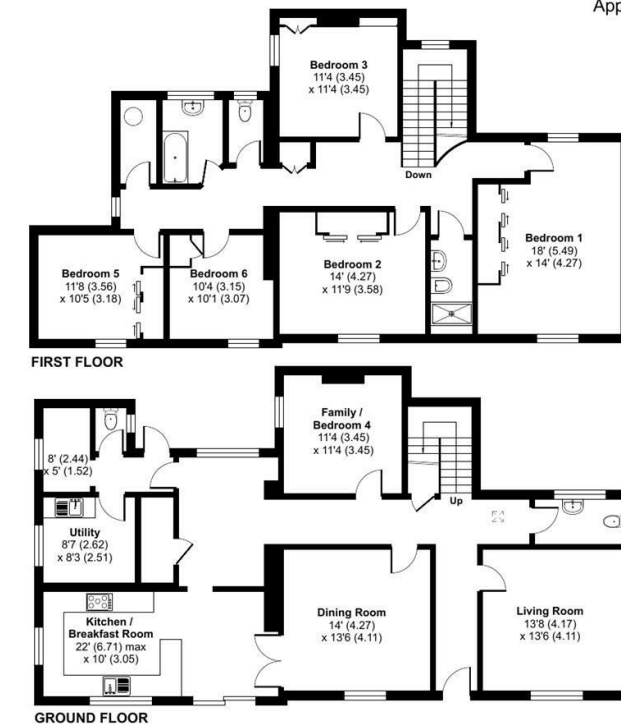
Band G.



Orchard House, Minley Manor, Blackwater, Camberley, GU17

Approximate Area = 2570 sq ft / 238.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Knights Property Services. REF: 1096634



MINLEY MANOR, CAMBERLEY GU17

KNIGHTS PROPERTY SERVICES **AVAILABLE IMMEDIATELY & UNFURNISHED/FURNISHED (LANDLORD FLEXIBLE)** For rent is this stunning five/six bedroom detached house, within the grounds of the historic Grade II Listed Minley Manor. The impressive and versatile accommodation comprising; living room, dining room, family/bedroom four, kitchen/breakfast room with separate utility and two WCs. To the first floor there are five bedrooms, shower room and bathroom with separate WC. There is an orchard and driveway parking.

Holding deposit - £692.31

5 weeks deposit - £3461.54

Minimum household income required for referencing - £90,000