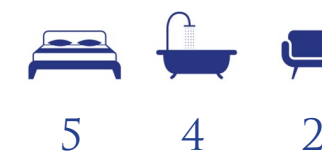
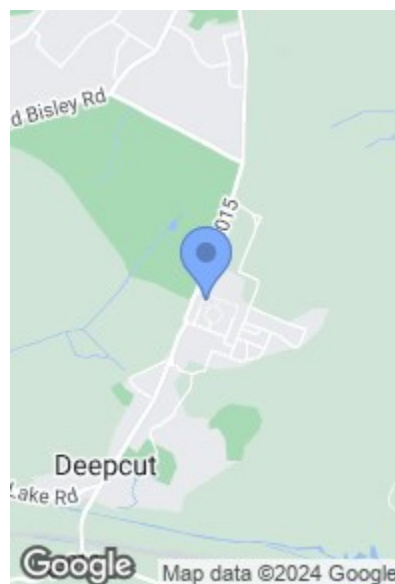


STICKLE DOWN, CAMBERLEY GU16  
OFFERS IN EXCESS OF £600,000

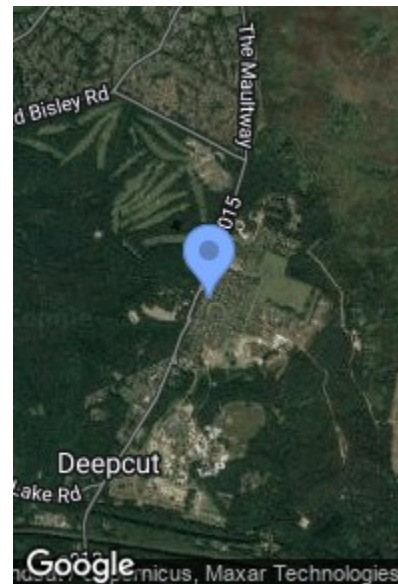
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



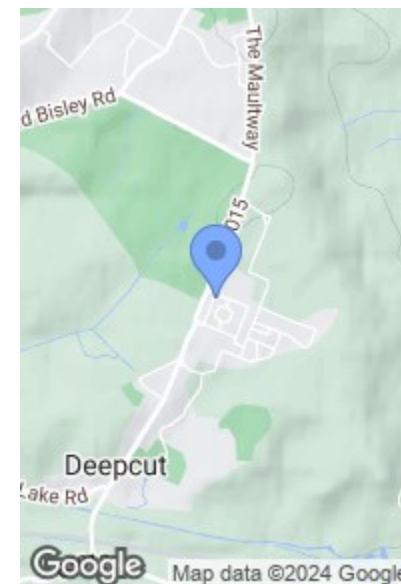
ROAD MAP



HYBRID MAP



TERRAIN MAP



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## FLOORPLAN

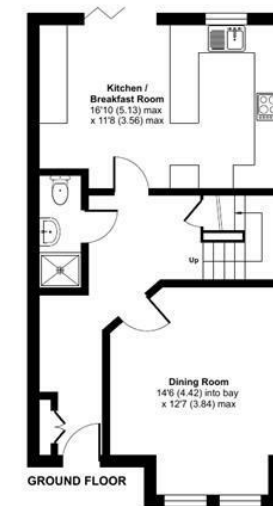
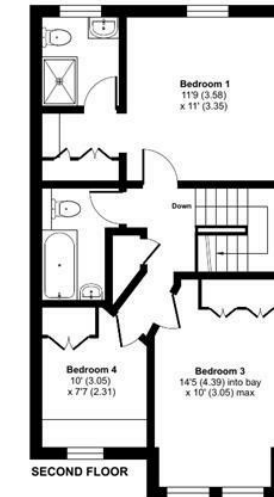
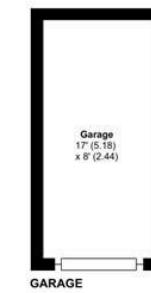
### Stickle Down, Deepcut, Camberley, GU16

Approximate Area = 1662 sq ft / 154.4 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1798 sq ft / 167 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). © rickcom 2024. Produced for Knights Property Services. REF: 1168112



## MAIN FEATURES

- Five Bedroom
- Modern Kitchen
- Off Road Parking For Two Vehicles
- No Onward Chain
- Town House
- Two Reception Room
- Garage

## FULL DETAILS

### Entrance Hallway

Enter via front door, carpet flooring throughout, neutrally decorated, doors leading all room, stairs leading to the first floor.

### Dining Room

14'6" x 12'7" (4.42 x 3.84)

Front aspect room, carpet flooring, neutrally decorated, bespoke shutter blinds fitted.

### W/C

Low level WC, wash hand basin, shower cubicle with shower off the main.

### Kitchen/ Breakfast Room

16'9" x 11'8" (5.13 x 3.56)

Rear aspect room, range of base & level units, roll edge work surface, breakfast bar, integrated dish washer, four ring gas hob, electrical fan assisted oven with grill, extractor hood above, inset sink with hot & cold mixer tap and drainage area. Space for American style fridge freezer, integrated washing machine. Double french doors leading out into a landscape rear garden.

### First Floor

Carpet flooring, stairs leading to the second floor.

### Living Room

16'9" x 11'8" (5.13 x 3.58)

Large rear aspect living room, carpet flooring, neutrally decorated, access to Juliet balcony.

### Bedroom Two

12'0" x 11'6" (3.66 x 3.53)

Front aspect bedroom, bespoke fitted shutters, carpet flooring, fitted wardrobe, access to ensuite

### Ensuite

Low level WC, wash hand basin with hot & cold mixer tap. shower cubicle with shower off the main.

### Study / Bedroom Five

13'5" x 5'6" (4.11 x 1.70)

Fitted study furniture.

### W/C

Low level WC, Wash hand basin with hot & cold mixer tap

### Second Floor

#### Bedroom One

11'8" x 10'11" (3.58 x 3.35)

Rear aspect master bedroom, bespoke fitted shutters, carpet flooring, access to dressing area with fitted wardrobes, en-suite:

#### Ensuite

Double shower cubicle, heated towel rail, low level WC, wash hand basin with hot & cold mixer tap, tiled flooring.

#### Bedroom Three

14'4" x 10'0" (4.39 x 3.05)

Front aspect bedroom, bespoke fitted shutters, carpet flooring, fitted wardrobes

#### Bedroom Four

10'0" x 7'6" (3.05 x 2.31)

Front aspect bedroom, bespoke fitted shutters, carpet flooring, fitted wardrobes

#### Family Bathroom

Enclosed circular bath, low level WC, wash hand basin, vanity mirror above the sink, heated towel rail.

#### To The Front

Path leading to the front of the property

#### To The Rear

Fully enclosed rear garden, offering an excellent space for outdoor entertaining. The garden has been landscaped and there is rear access to the parking & garage

## STICKLE DOWN, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES- NO ONWARD CHAIN Presented in immaculate condition throughout, is this spacious, three storey family home. The property boasts five bedrooms, two en suite showers rooms, dressing area, a stylish refitted bathroom, further shower room, two reception rooms (the living room benefitting from a Juliet style balcony) and beautiful, bespoke refitted open plan kitchen/breakfast room. Externally, the South facing rear garden offers low maintenance and there is also allocated parking for two vehicles, plus a garage. To the rear it is laid to lawn, patio and shingle, with rear access to parking and garage