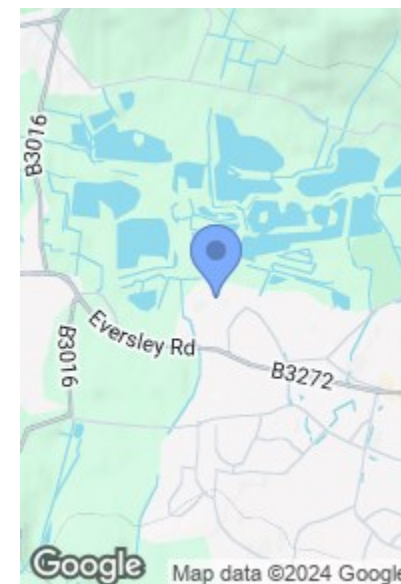
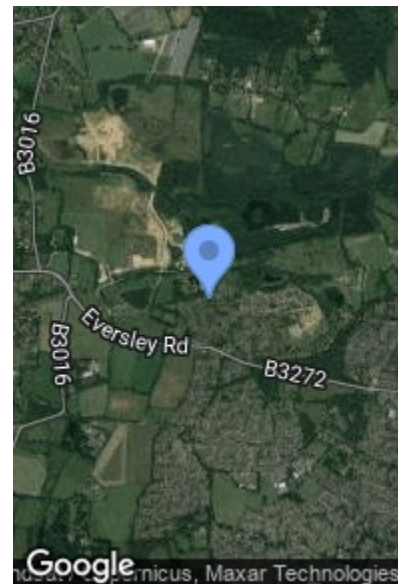
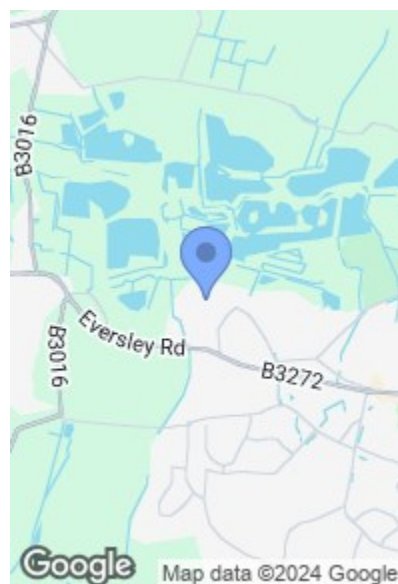


ROAD MAP

HYBRID MAP

TERRAIN MAP

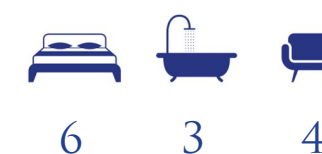


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		70	79
		EU Directive 2002/91/EC	





FLOORPLAN

MAIN FEATURES

- Sizeable Detached Property
- Excellently Presented
- Characterful Home
- Six Bedrooms
- Dressing Room, Balcony & En Suite To Bedroom One

- Landscaped Grounds
- Detached Annexe
- Electric Gate
- Ample Driveway Parking

FULL DETAILS

Entrance Hallway

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

WC

Low level WC, wash hand basin with storage, boiler and tiled flooring.

Living Room

19'3 x 13'3 (5.87m x 4.04m)

Dual aspect, feature fireplace with marble and oak surround and carpet flooring. Leading through to;

Conservatory

16'8 x 12'8 (5.08m x 3.86m)

Carpet flooring and doors leading to the landscaped grounds.

Kitchen/Dining Room

26'8 x 19'4 (8.13m x 5.89m)

Range of base and eye level units, granite work surfaces, sink, oven, oven/microwave, five ring gas hob, extractor fan, dishwasher, wine cooler and space for, fridge/freezer. Speaker system and central island with power unit. Door leading through to;

Utility

10'2 x 4'11 (3.10m x 1.50m)

Granite work surface, storage, sink, washing machine and tumble dryer.

First Floor Landing

Carpet flooring, airing cupboard and access to the loft.

Bedroom One

18'9 x 14'6 (5.72m x 4.42m)

Carpet flooring, vaulted ceiling, skylight, doors leading to balcony and door leading through to;

En Suite

Shower cubicle with rainfall showerhead and shower attachment, low level WC, wash hand basin with storage, heated towel rail and vinyl tiled flooring.

Dressing Room

11'1 x 9'6 (3.38m x 2.90m)

Wardrobes and carpet flooring.

Bedroom Two

12'1 x 11'11 (3.68m x 3.63m)

Dual aspect and carpet flooring.

Bedroom Three

11'3 x 9'5 (3.43m x 2.87m)

Front aspect and carpet flooring.

Bedroom Four

13'6 x 6'8 (4.11m x 2.03m)

Carpet flooring.

Bathroom

Bath with power shower, wash hand basin, low level WC, storage, vanity mirror with storage, tiled walls and vinyl tiled flooring.

Annexe - Entrance Hallway

Enter via door, understairs storage and vinyl tiled flooring.

Kitchen

12'0 x 6'4 (3.66m x 1.93m)

Range of base and eye level units, oven, four ring electric hob, extractor fan, sink and space for, washing machine and fridge/freezer.

Reception Room

12'2 x 12'0 (3.71m x 3.66m)

Speaker system and carpet flooring.

Bathroom

Bath, low level WC, wash hand basin, vanity mirror with storage and shower cubicle with rainfall showerhead and shower attachment. Tiled flooring.

First Floor Landing

Carpet flooring.

Bedroom One

15'1 x 8'10 (4.60m x 2.69m)

Eave storage and carpet flooring.

Bedroom Two

9'3 x 6'5 (2.82m x 1.96m)

Eave storage and carpet flooring.

Garden

Artificial lawned areas, multiple seating areas and shrubbery.

To The Front

Electric gate with ample driveway parking.

Council Tax

Band G.

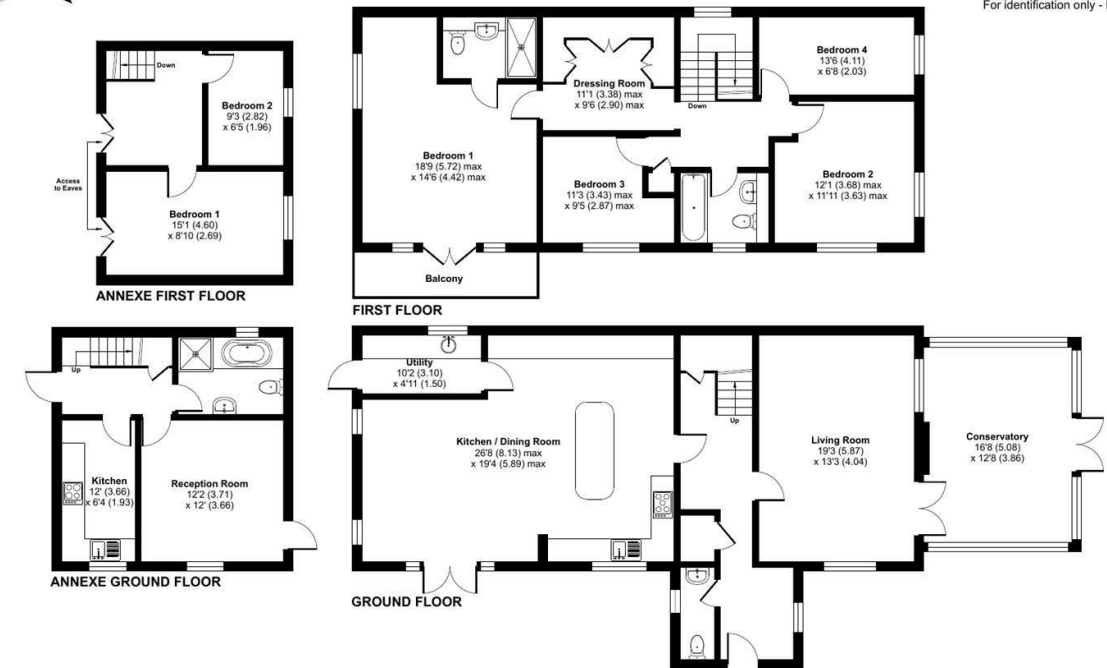
Bramble Farm, Moulsham Copse Lane, Yateley, GU46

Approximate Area = 2127 sq ft / 197.6 sq m

Annexe = 651 sq ft / 60.4 sq m

Total = 2778 sq ft / 258 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. KNIGHTS PROPERTY SERVICES. REF: 1218736

MOULSHAM COPSE LANE, YATELEY GU46

KNIGHTS PROPERTY SERVICES - Knights are extremely excited to market for sale this excellently presented characterful detached home, situated on a large and private plot. The impressive ground floor comprising; sizeable modern kitchen/dining room with separate utility, WC, living room and conservatory overlooking the landscaped grounds. The first floor boasts four double bedrooms with a dressing room, balcony and en suite to bedroom one, in addition to a modern family bathroom. A notable feature is the detached two bedroom annexe, with a reception room, kitchen and four piece bathroom. The stunning home, which is behind an electric gate, has ample driveway parking as well as extensive well maintained grounds, ideal for entertaining. A viewing is highly recommended to appreciate everything that this property has to offer.