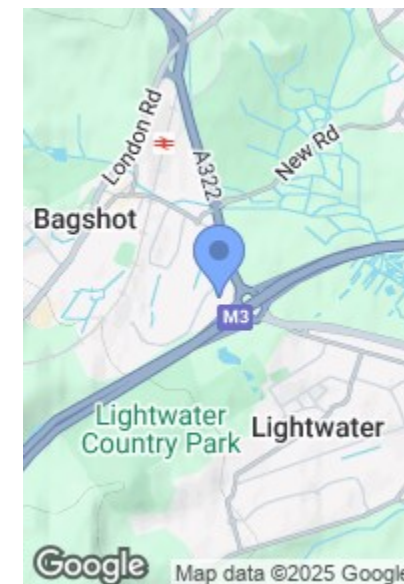
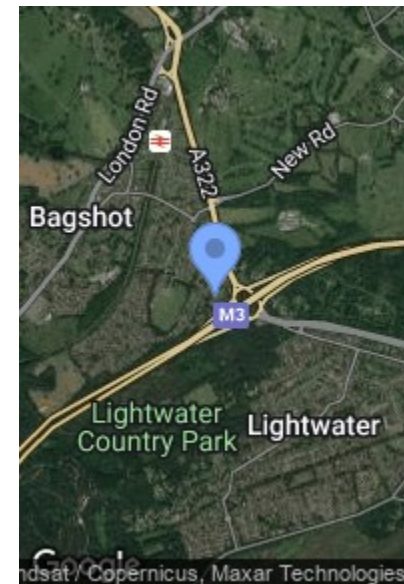
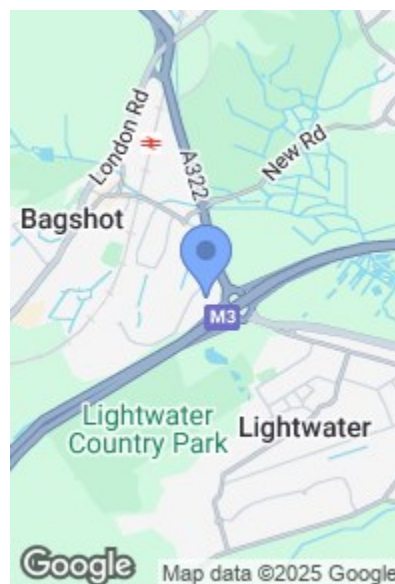


ROAD MAP

HYBRID MAP

TERRAIN MAP

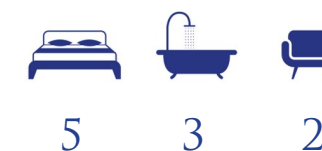


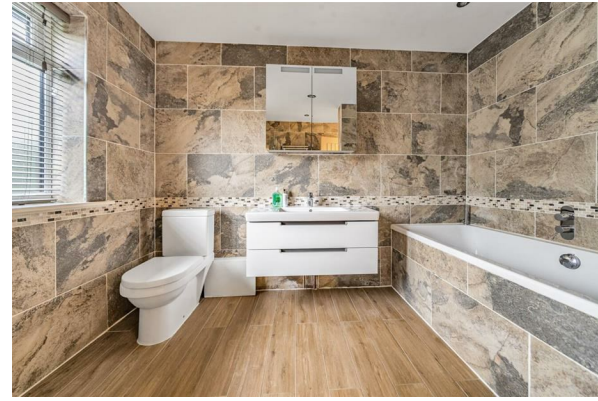
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | 77 | 84 |

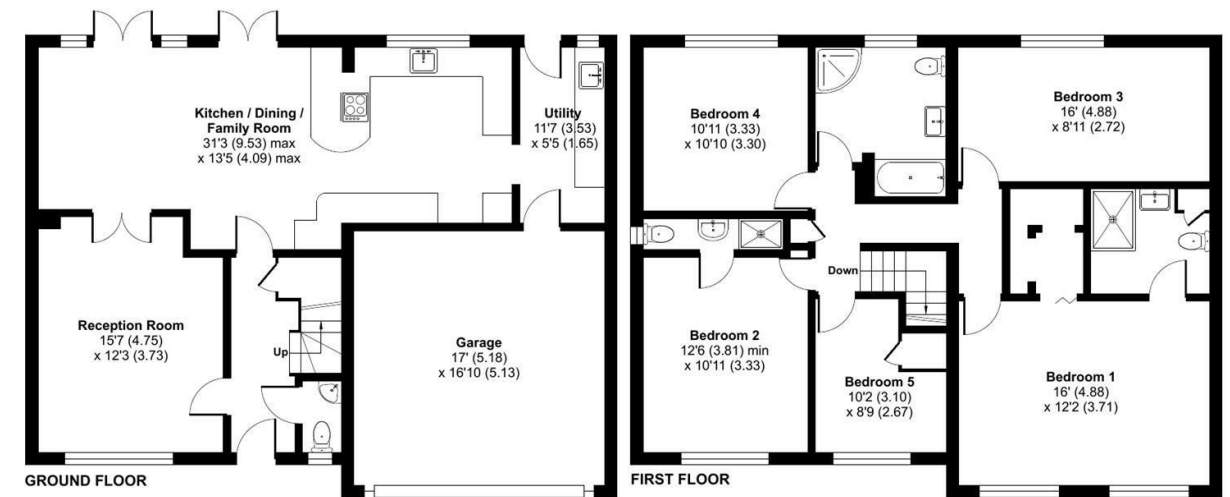




FLOORPLAN

Butler Road, Bagshot, GU19

Approximate Area = 1787 sq ft / 166 sq m
 Garage = 280 sq ft / 26 sq m
 Total = 2067 sq ft / 192 sq m
 For identification only - Not to scale



MAIN FEATURES

- Charles Church Detached Property
- Five Good-Size Bedrooms
- Modern Bathroom & Two En Suites
- Landscaped Rear Garden
- Garage & Driveway Parking
- Open Plan Kitchen/Dining/Family Room
- Extremely Well Presented
- Great Transport Links

FULL DETAILS

Entrance Hallway

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

WC

Low level WC, wash hand basin with storage below, heated towel rail and laminate flooring.

Reception Room

15'7" x 12'3" (4.75m x 3.73m)

Front aspect, carpet flooring and media wall with electric fireplace. Doors leading through to;

Kitchen/Dining/Family Room

31'3" x 13'5" (9.53m x 4.09m)

Open plan, laminate flooring and doors leading to the landscaped garden. Range of base and eye level units, breakfast bar, granite work surfaces, four ring electric hob, extractor fan, dishwasher, microwave, oven, wine cooler, sink and space for; fridge/freezer.

Utility

11'7" x 5'5" (3.53m x 1.65m)

Range of base and eye level units, granite work surfaces, sink and space for; washing machine, tumble dryer and freezer. Laminate flooring.

Garage

17'0" x 16'10" (5.18m x 5.13m)

Power, lighting, boiler and electric up and over door.

First Floor Landing

Carpet flooring and access to the loft.

Bedroom One

16'0" x 12'2" (4.88m x 3.71m)

Front aspect, carpet flooring and walk-in wardrobe. Door leading through to;

En Suite

Shower cubicle with rainfall shower head and additional shower attachment, wash hand basin with storage below, low level WC, heated towel rail, further storage, tiled walls and tiled flooring with underfloor heating.

Bedroom Two

12'6" x 10'11" (3.81m x 3.33m)

Front aspect and carpet flooring. Door leading through to;

En Suite

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

Bedroom Three

16'0" x 8'11" (4.88m x 2.72m)

Rear aspect and carpet flooring.

Bedroom Four

10'11" x 10'10" (3.33m x 3.30m)

Rear aspect and carpet flooring.

Bedroom Five

10'2" x 8'9" (3.10m x 2.67m)

Front aspect, cupboard and carpet flooring.

Bathroom

Bath with sunken TV, low level WC, wash hand basin with storage below, shower cubicle, heated towel rail and tiled walls.

To The Front

Lawned area, driveway parking, access to the garage and access to the rear garden.

To The Rear

Patio area, area laid to artificial lawn and borders.

Council Tax

Band G.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. KNIGHTS PROPERTY SERVICES REF: 1241436

BUTLER ROAD, BAGSHOT GU19

KNIGHTS PROPERTY SERVICES - For sale is this extremely well presented Charles Church detached property in Bagshot, which has undergone a lot of refurbishment by the current owners. The ground floor boasts; a reception room with a media wall, open plan kitchen/dining/family room with separate utility, WC and access to the spacious garage. To complete the property internally there is a four piece bathroom and five good-size bedrooms with en suites to two of the bedrooms. There is also two large loft spaces, one boarded and one not, with potential to enhance the size of the house subject to the relevant planning permission. Externally there is driveway parking to the front of the property and a landscaped rear garden. Bagshot village is within close proximity with its wide range of shops and restaurants. The home is also situated for great transport links. A viewing is highly recommended to really appreciate everything that this stunning property has to offer.