




Squirrels, Frogmore Road  
Camberley, GU17 0NP

£1,000,000



## Property Details

 4 bedrooms

 3 baths

 EPC Rating TBC

 2576 sqft

 Blackwater Station (1 mile)

- Character features including Manor house doors upstairs and English oak flooring
- Underfloor heating in all floor tiled rooms
- Kitchen with granite worksurfaces as well as hot tap, water softener
- Secluded rear garden with spacious garden office 4.6x2.5 Metres
- Garden office/games room, summerhouse and garden shed
- Versatile living space with potential to create an annex
- Great situation overlooking the green
- Can be used as four or five bedrooms
- Beautiful open countryside close by

A magnificent, detached chalet which has been the subject of significant improvement and enlargement over the years and is situated in this very desirable location overlooking The Green. The property itself is made up of very flexible and adaptable space with a large hallway leading to an impressive kitchen breakfast room opening into a spacious living room with vaulted ceiling and bifold doors out onto the attractive rear gardens. There is also a formal dining room as well as a spacious office/study. Downstairs also offers two spacious double bedrooms with Jack and Gill modern shower room. Upstairs benefits from a large main bedroom with a spacious dressing area and a magnificent wet room. There is also a spacious second bedroom and family bathroom as well as an attractive snug/reading room with Juliette Balcony. The rear garden is laid to lawn and has a garden office/games room as well as a summerhouse and garden shed. To the front of the property is driveway parking for ample cars.





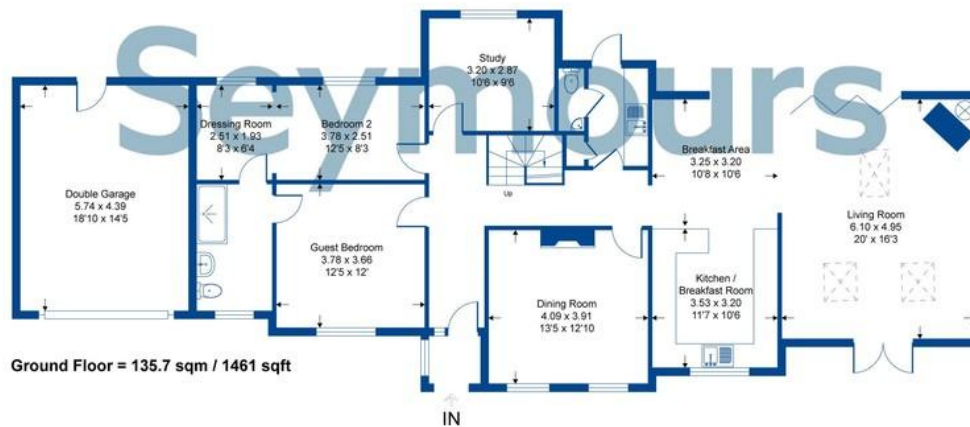
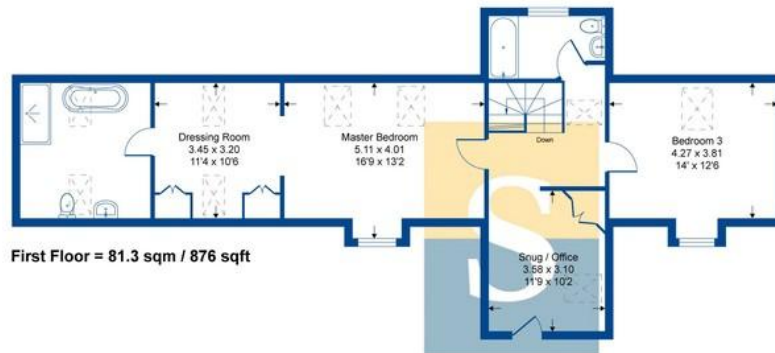
## Property Details

### Squirrels

Approximate Gross Internal Area = 214.6 sq m / 2311 sq ft

Approximate Garage Internal Area = 24.6 sq m / 265 sq ft

Approximate Total Internal Area = 239.2 sq m / 2576 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Seymours Blackwater Office 6 Kings Parade, 34 London Road, Blackwater, Camberley, Surrey, GU17 9AA

01276 534100 / james@seymours-blackwater.co.uk / seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.