KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02nd July 2025

CARRINGTON HOUSE, LAKE ROAD, DEEPCUT, CAMBERLEY, GU16 6QY
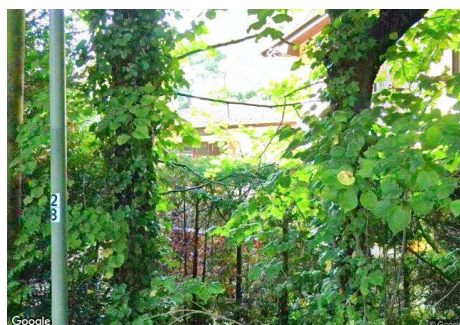
Avocado Property

stephen@avocadopropertyagents.co.uk
www.avocadopropertyagents.co.uk

Property
Overview

Property

Type:	Detached	**Last Sold Date:**	07/08/1997
Bedrooms:	4	**Last Sold Price:**	£215,000
Floor Area:	1,636 ft^2 / 152 m^2	**Last Sold £/ft^2:**	£131
Plot Area:	0.25 acres	**Tenure:**	Freehold
Council Tax :	Band F		
Annual Estimate:	£3,565		
Title Number:	SY496681		
UPRN:	100061551734		

Local Area

Local Authority:	Surrey heath
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

19 mb/s	**80** mb/s	**1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media
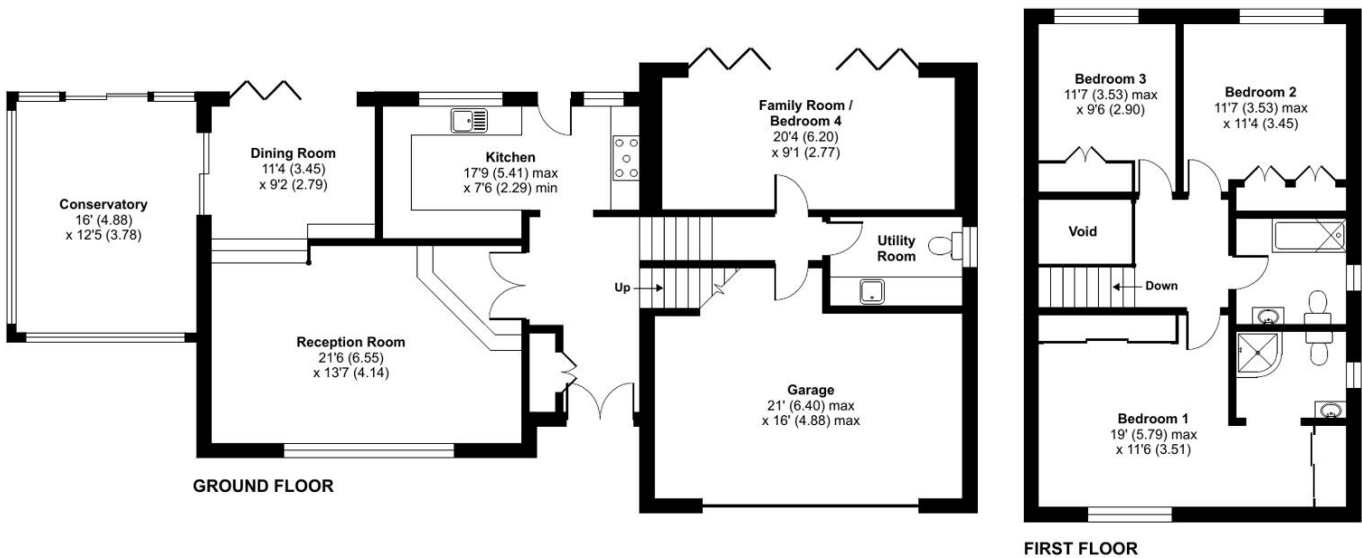
Gallery
Photos

avocado
property
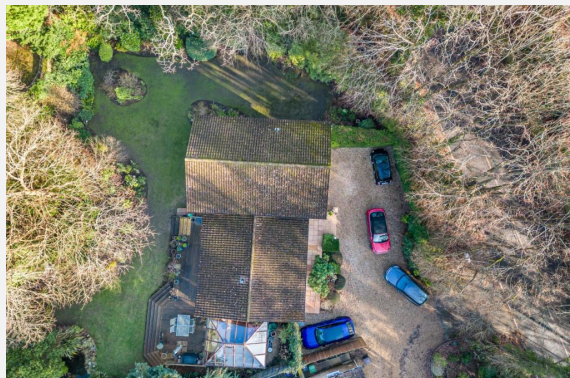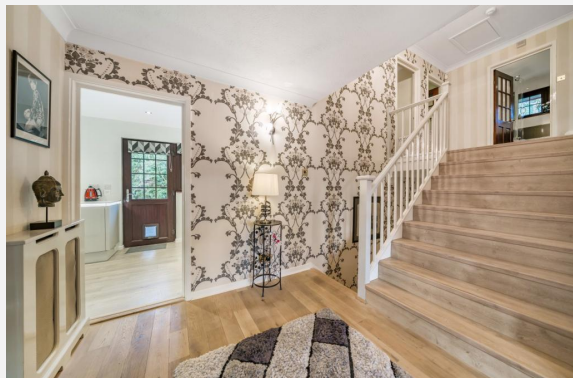
CARRINGTON HOUSE, LAKE ROAD, DEEPCUT, CAMBERLEY, GU16 6QY

Carrington House Lake Road, Deepcut, Camberley, GU16

Approximate Area = 2218 sq ft / 206 sq m (includes garage & excludes void)

For identification only - Not to scale

N

Conservatory
16' (4.88)
x 12'5 (3.78)

Dining Room
11'4 (3.45)
x 9'2 (2.79)

Kitchen
17'9 (5.41) max
x 7'6 (2.29) min

**Family Room /
Bedroom 4**
20'4 (6.20)
x 9'1 (2.77)

**Utility
Room**

Up

Reception Room
21'6 (6.55)
x 13'7 (4.14)

Garage
21' (6.40) max
x 16' (4.88) max

GROUND FLOOR

Bedroom 3
11'7 (3.53) max
x 9'6 (2.90)

Bedroom 2
11'7 (3.53) max
x 11'4 (3.45)

Void

Down

Bedroom 1
19' (5.79) max
x 11'6 (3.51)

FIRST FLOOR

Property
EPC - Certificate

Carrington House, Lake Road, Deepcut, CAMBERLEY, GU16 6QY

Energy rating

D

Valid until 31.01.2033

Certificate number
4500-9507-6122-4173-1973

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**			
69-80	**C**			79 | C
55-68	**D**		67 | D	
39-54	**E**			
21-38	**F**			
1-20	**G**			

Property
EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 73% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	152 m^2

Market
House Price Statistics

avocado property

10 Year History of Average House Prices by Property Type in GU16
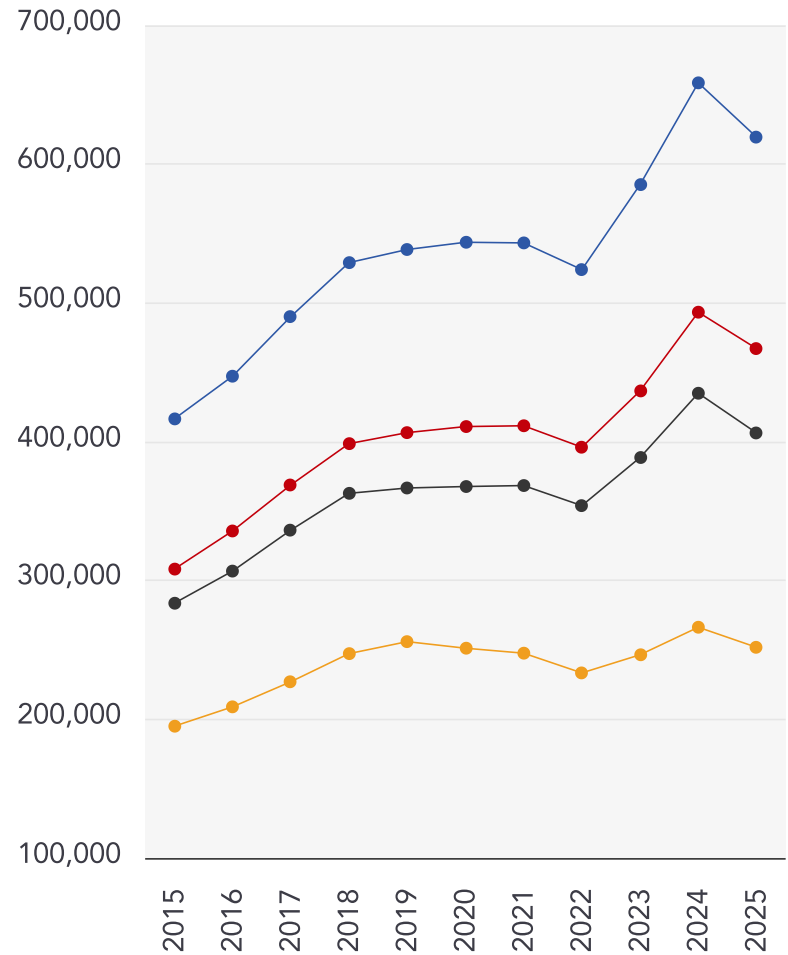
Detached

+48.75%

Semi-Detached

+51.56%

Terraced

+43.26%

Flat

+29.15%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
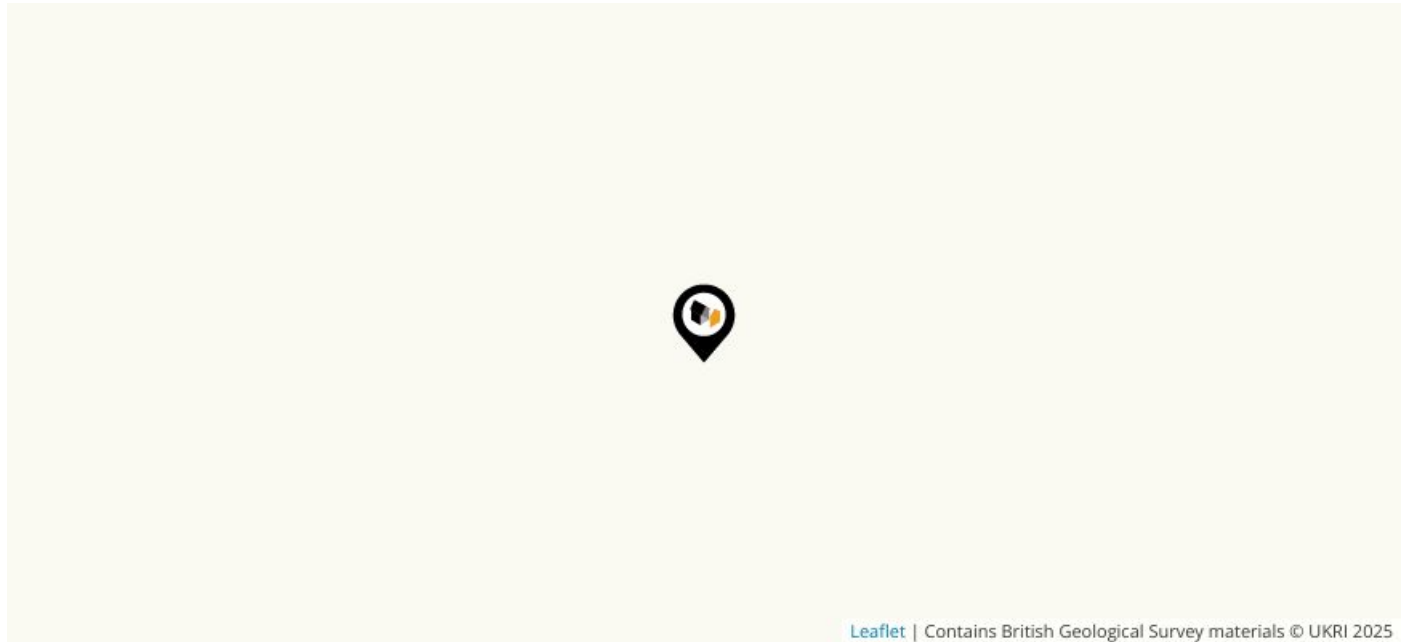
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
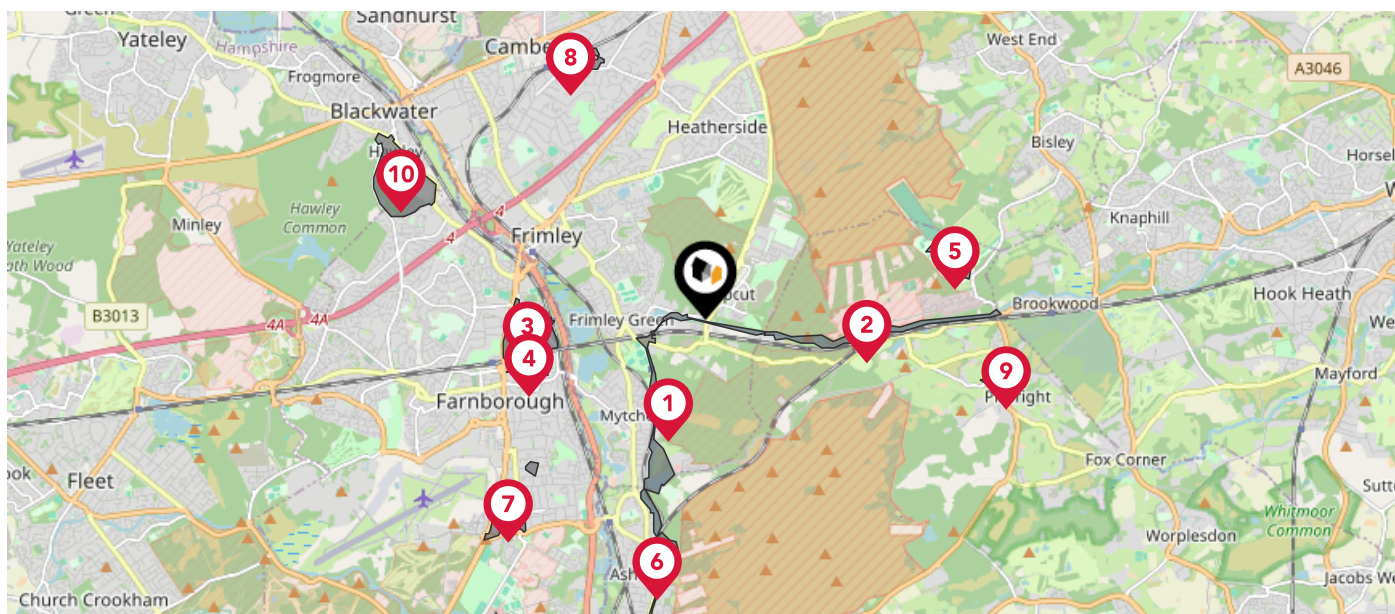

Nearby Conservation Areas	
1	Basingstoke Canal
2	Basingstoke Canal North
3	Farnborough Hill
4	Saint Michael's Abbey
5	Bisley Camp
6	Basingstoke Canal South
7	South Farnborough
8	Upper Gordon Road to Church Hill, Camberley
9	Pirbright
10	Hawley Park and Green

Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500
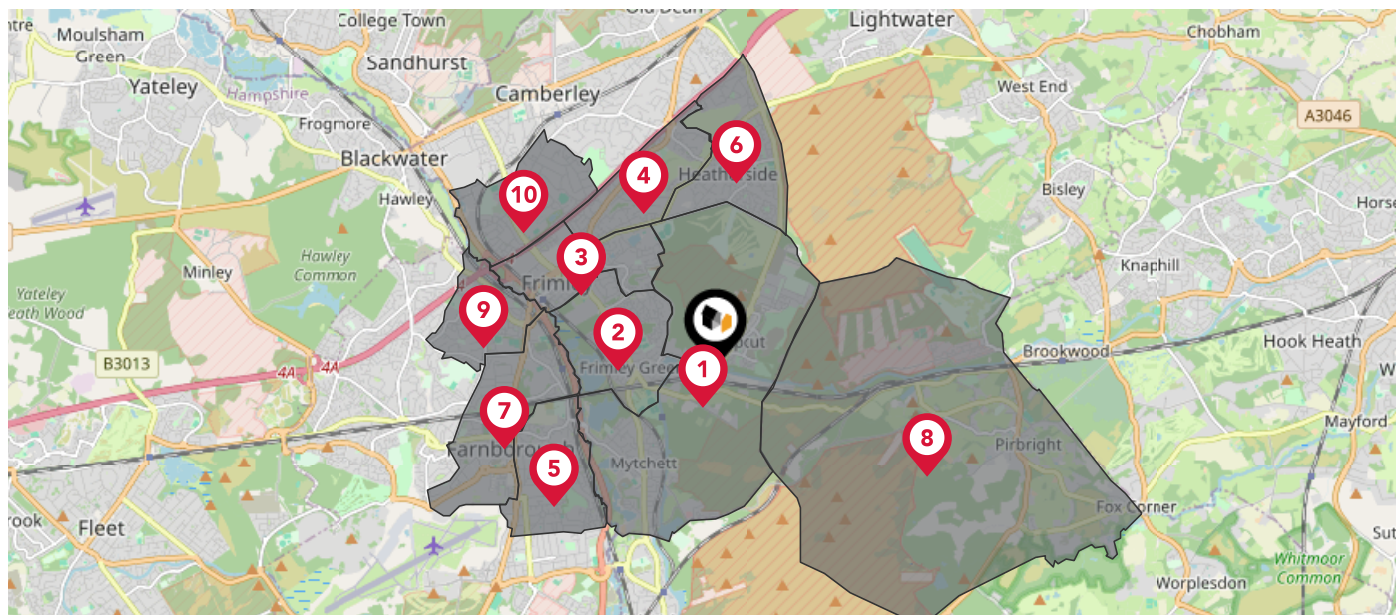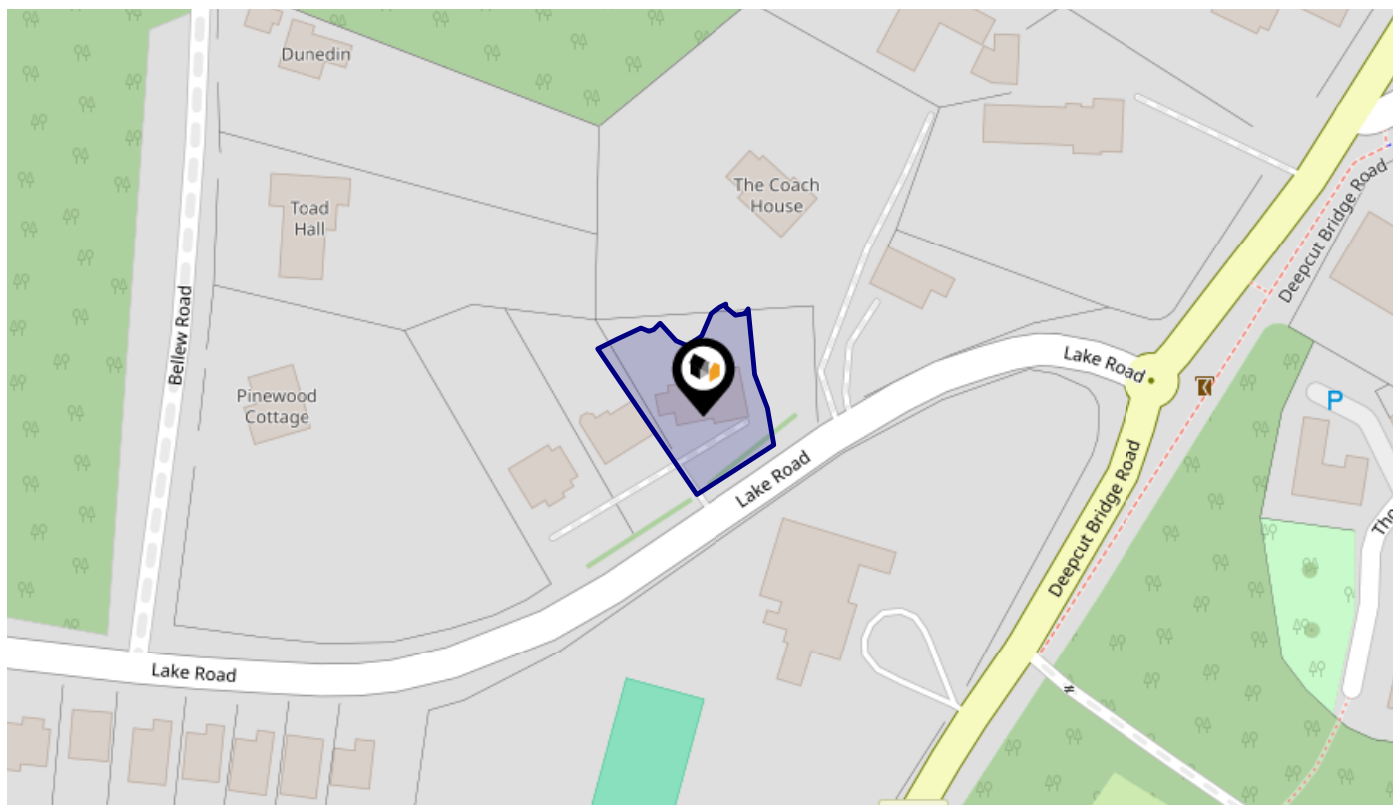

Nearby Council Wards	
1	Mytchett & Deepcut Ward
2	Frimley Green Ward
3	Frimley Ward
4	Parkside Ward
5	Knellwood Ward
6	Heatherside Ward
7	Empress Ward
8	Pirbright Ward
9	Cherrywood Ward
10	Watchetts Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
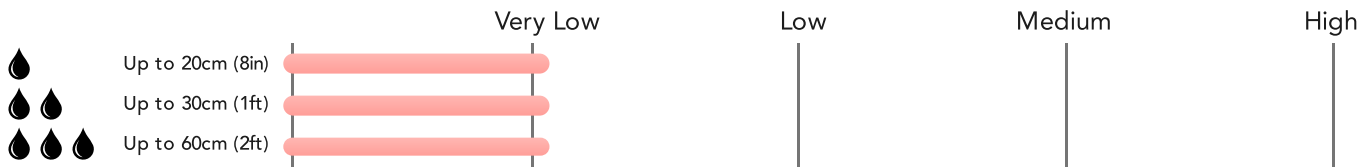

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

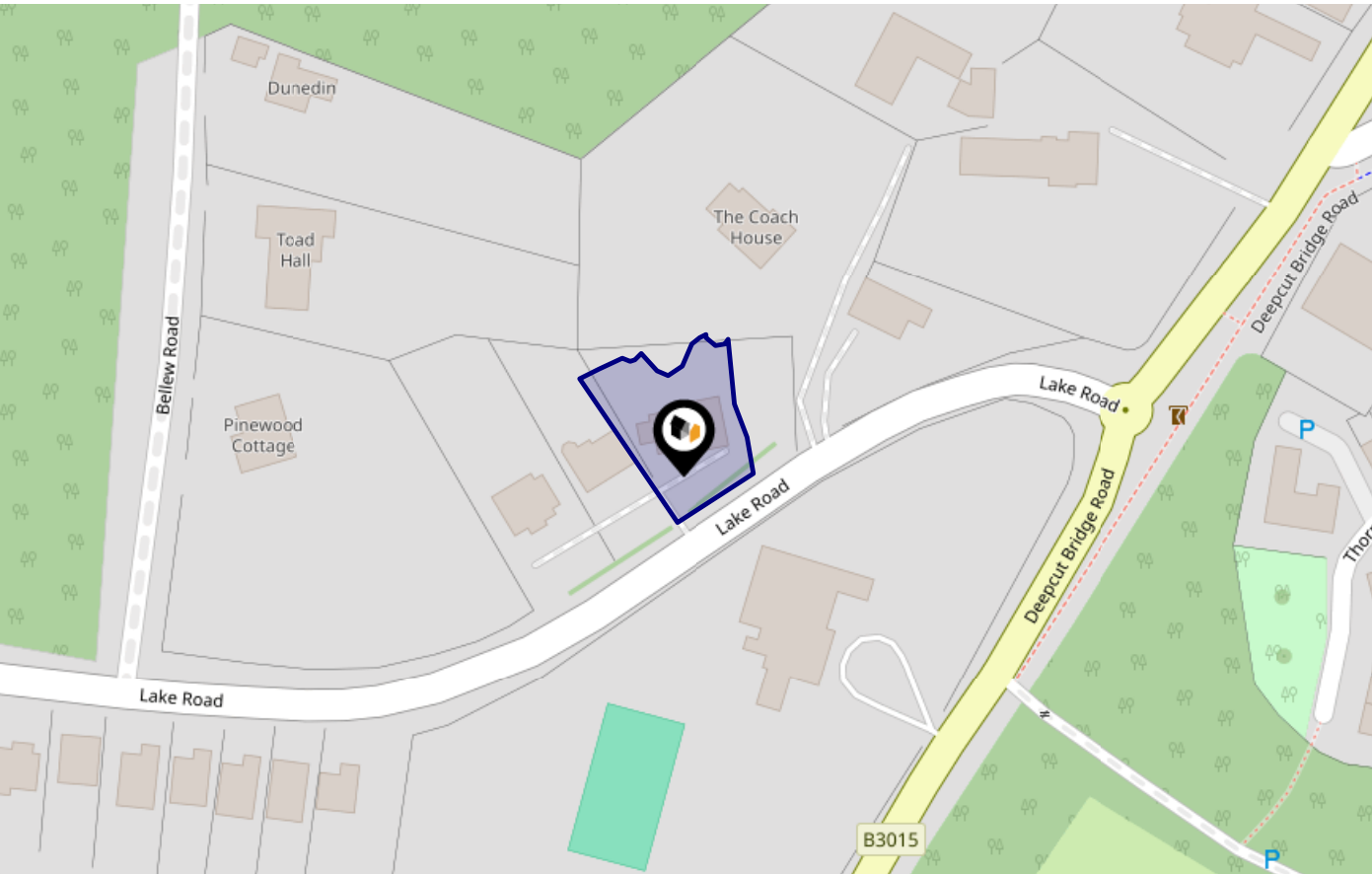Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Flood Risk
Rivers & Seas - Climate Change

avocado property

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.
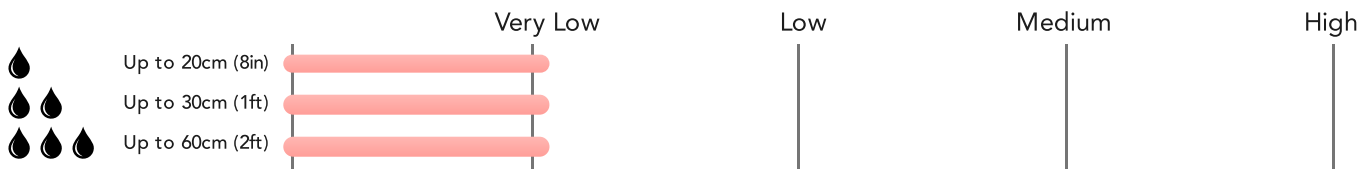

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

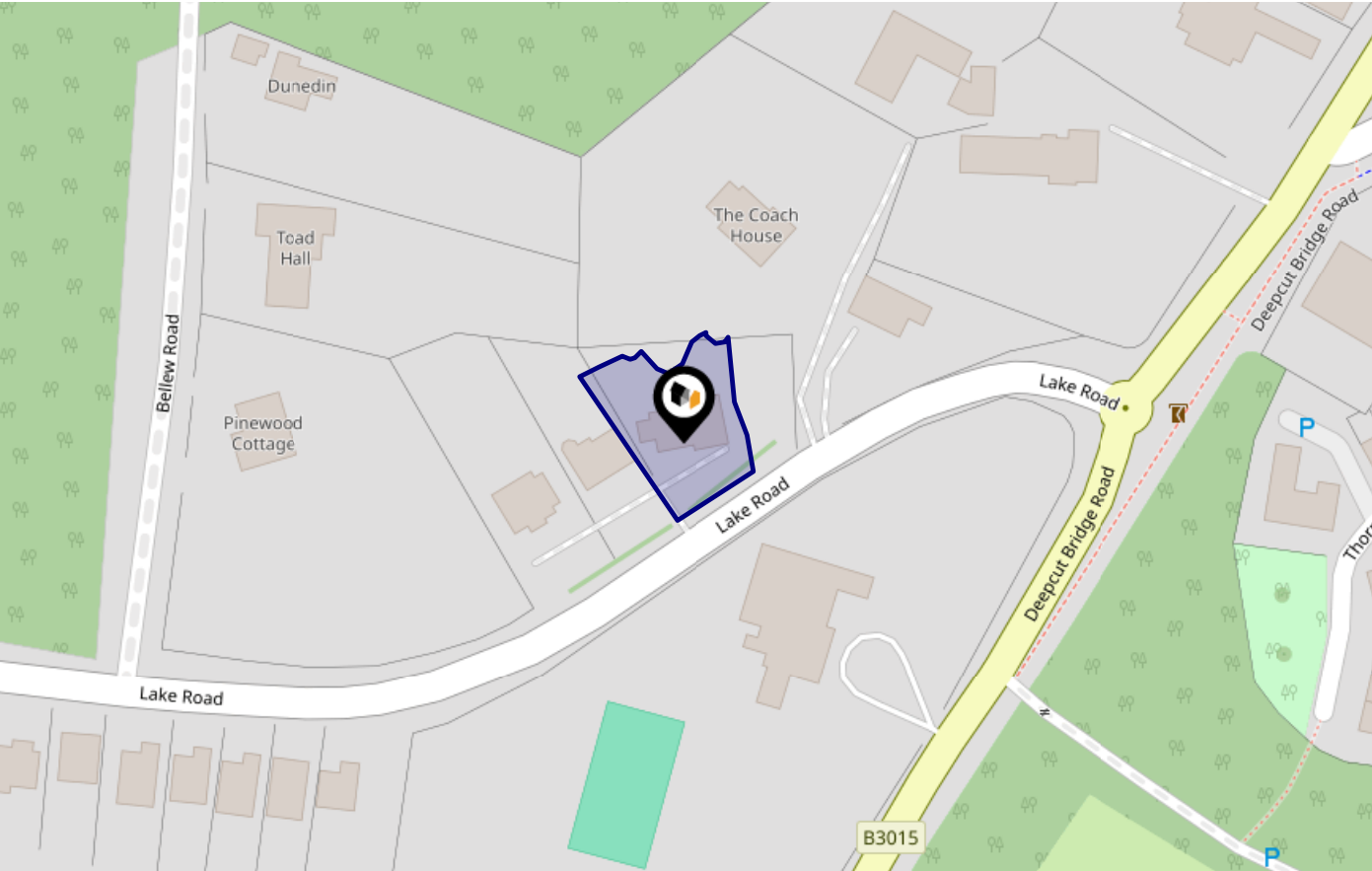|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
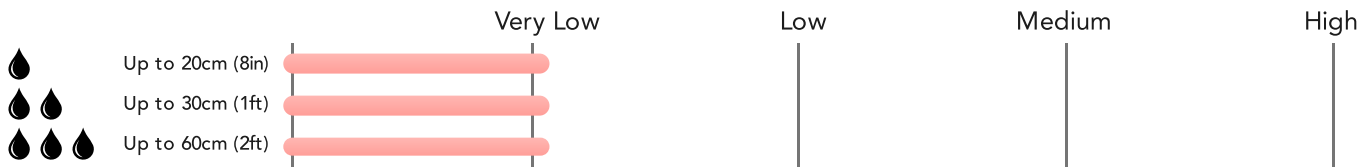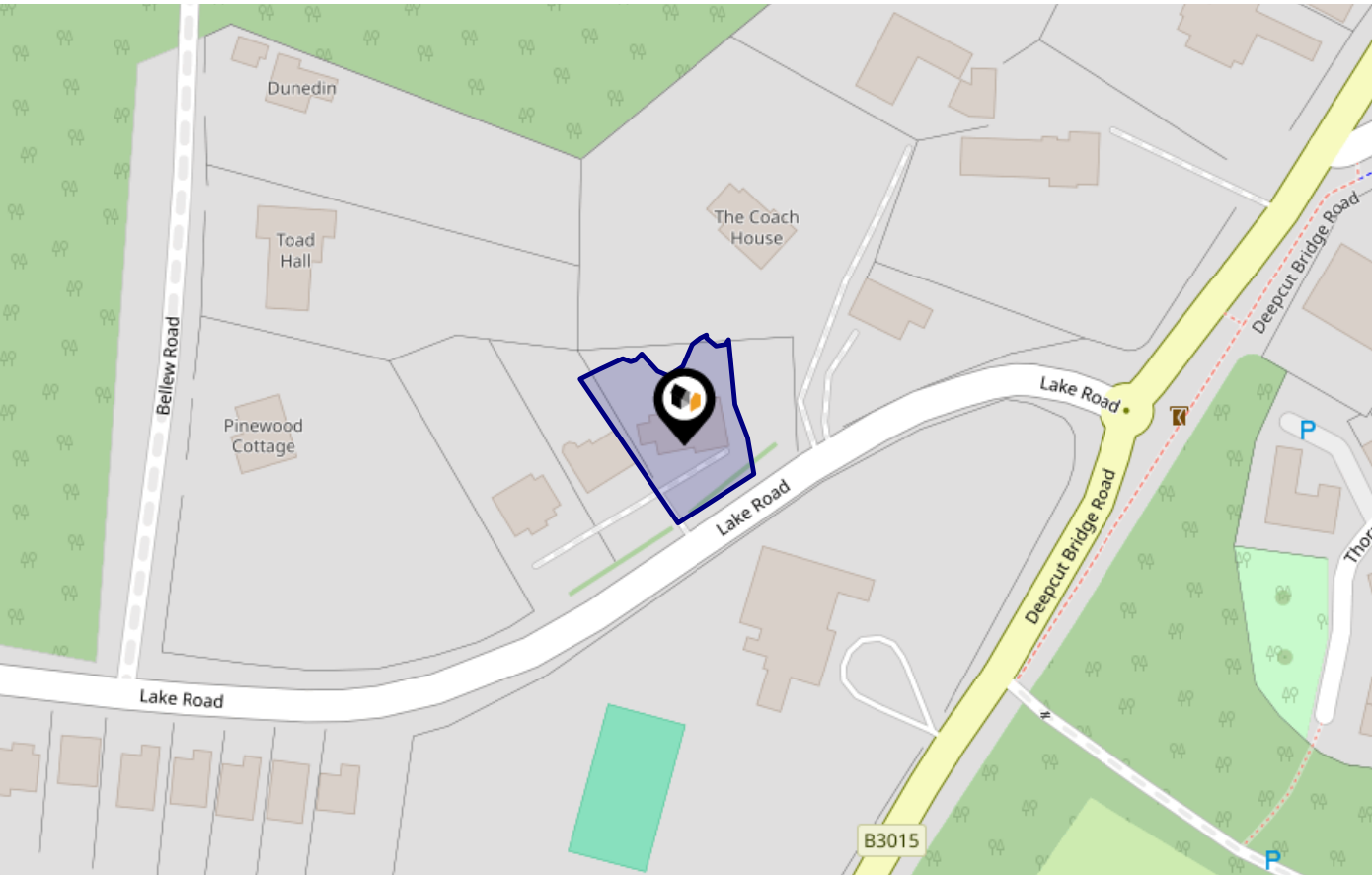

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

Flood Risk
Surface Water - Climate Change

avocado property

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.
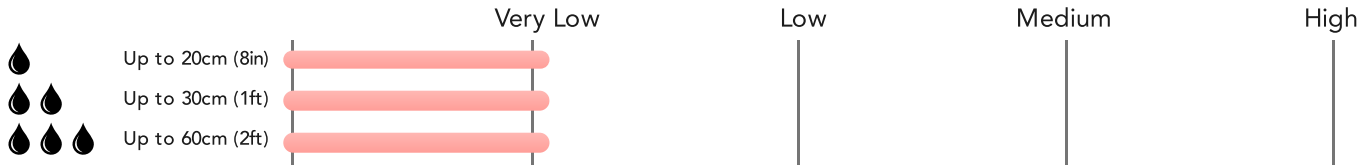

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
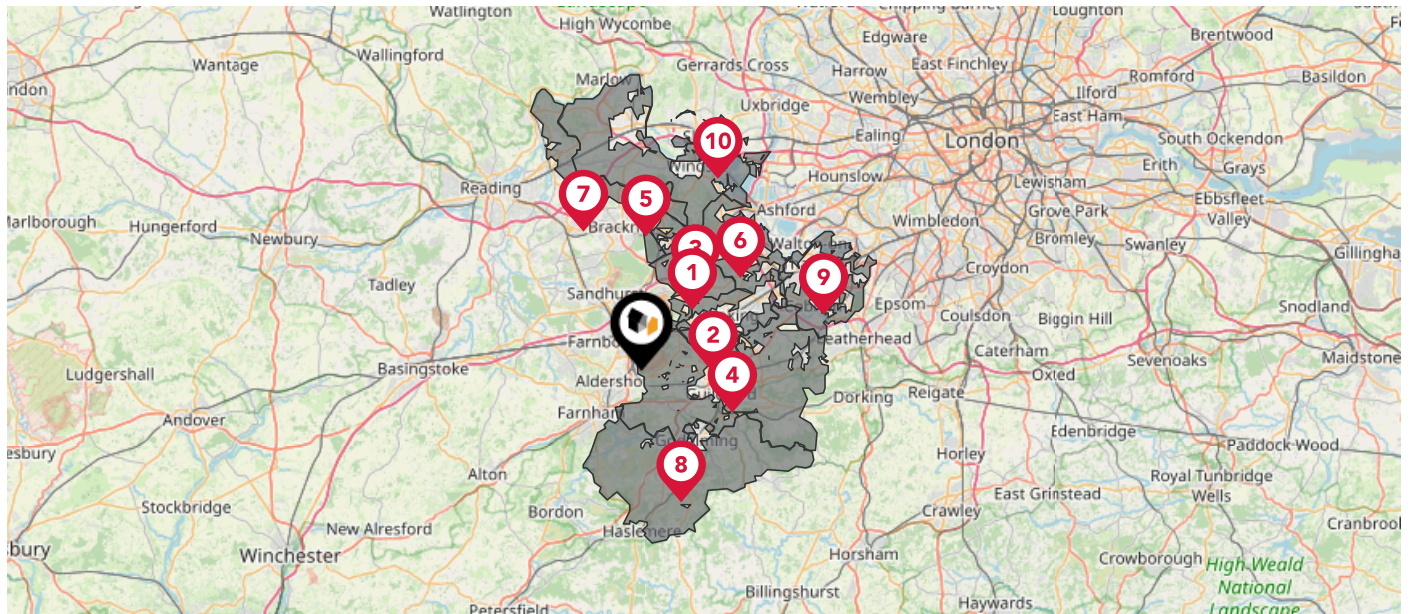
| Nearby Green Belt Land	
1	London Green Belt - Surrey Heath
2	London Green Belt - Woking
3	London Green Belt - Windsor and Maidenhead
4	London Green Belt - Guildford
5	London Green Belt - Bracknell Forest
6	London Green Belt - Runnymede
7	London Green Belt - Wokingham
8	London Green Belt - Waverley
9	London Green Belt - Elmbridge
10	London Green Belt - Slough

Maps
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.
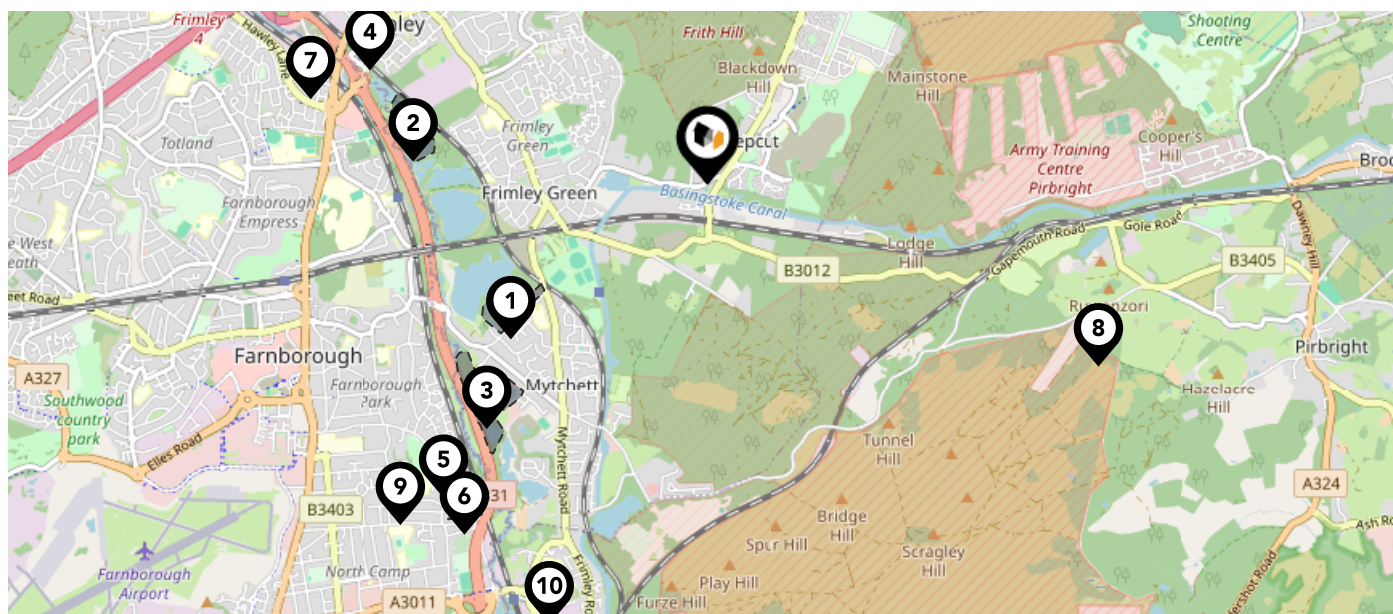
Nearby Landfill Sites		
1 Hamesmoor Road-Mytchett, Surrey	Historic Landfill	
2 South of Frimley Station-Frimley	Historic Landfill	
3 Land off Coleford Farm-Mychett, Camberley, Surrey	Historic Landfill	
4 27 Station Road-Frimley, Camberley, Surrey	Historic Landfill	
5 King Georges Pond-Sycamore Road, Farnborough	Historic Landfill	
6 Sycamore Sewage Farm-Sycamore Road, Farnborough	Historic Landfill	
7 Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill	
8 Stoney Castle Ranges-Grange Road, Pirbright, Surrey	Historic Landfill	
9 Bowling Green-Off Canterbury Road, Farnborough, Hampshire	Historic Landfill	
10 Holly Lodge Landfill-Between Frimley Road and Lysons Road, Ash Vale, Surrey	Historic Landfill	

Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
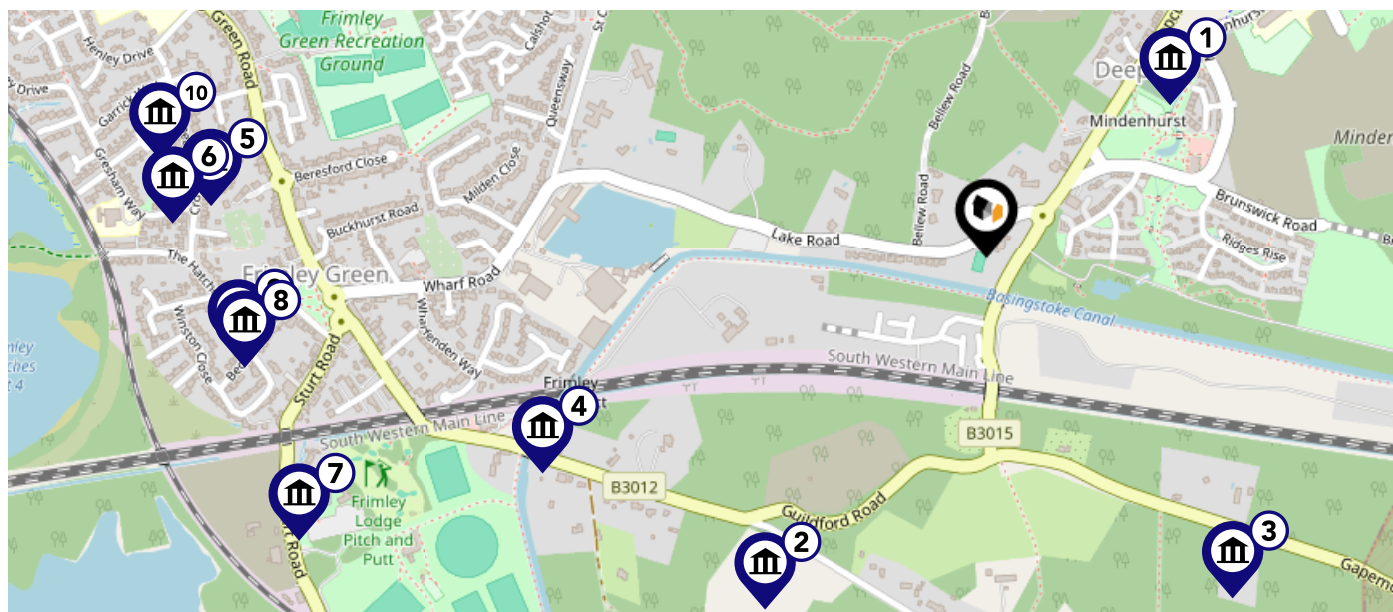
Listed Buildings in the local district	Grade	Distance
1 1180168 - Garrison Church Of St Barbara	Grade II	0.3 miles
2 1030044 - The Old Mill	Grade II	0.5 miles
3 1180200 - Deepcut Place	Grade II	0.5 miles
4 1377499 - Frimhurst Lodge	Grade II	0.6 miles
5 1377498 - Cross Cottage	Grade II	0.9 miles
6 1030069 - Cross Farmhouse	Grade II	0.9 miles
7 1188123 - Church Of St Andrew	Grade II	0.9 miles
8 1030071 - Bedfords Farm House	Grade II	0.9 miles
9 1295011 - The Barn	Grade II	0.9 miles
10 1030031 - Whitwells Farmhouse	Grade II	1.0 miles

Area
Schools
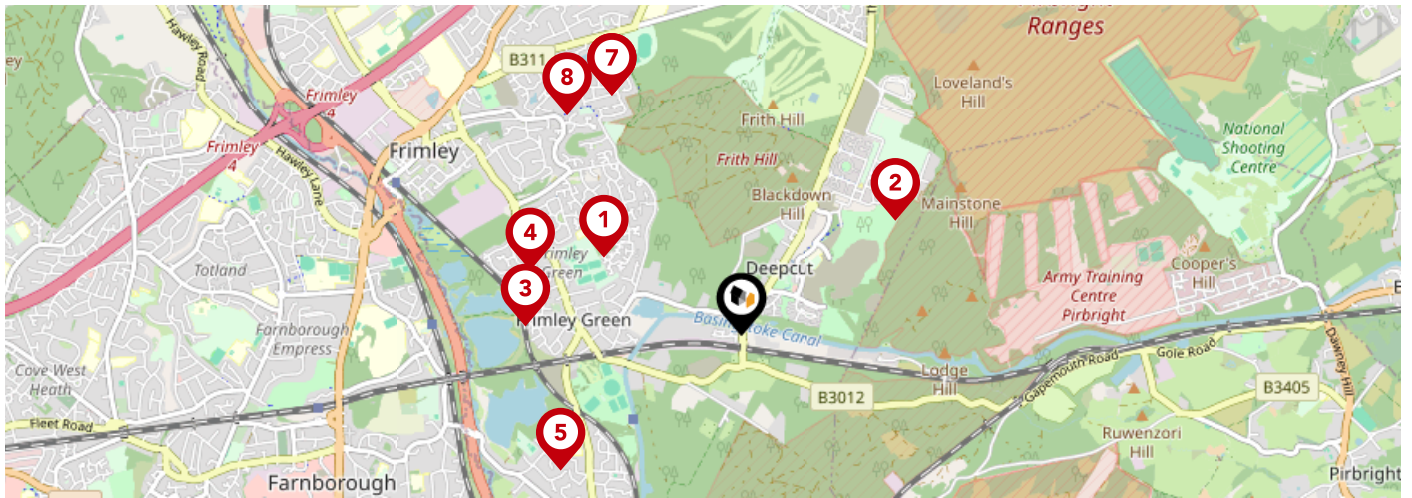
	Nursery	Primary	Secondary	College	Private
1 Sandringham Infant & Nursery Academy Ofsted Rating: Good | Pupils: 219 | Distance:0.74	☐	☑	☐	☐	☐
2 Portesbery School Ofsted Rating: Good | Pupils: 135 | Distance:0.89	☐	☐	☑	☐	☐
3 Cross Farm Infant Academy Ofsted Rating: Requires improvement | Pupils: 115 | Distance:1	☐	☑	☐	☐	☐
4 Frimley CofE Junior School Ofsted Rating: Good | Pupils: 355 | Distance:1.03	☐	☑	☐	☐	☐
5 Mytchett Primary & Nursery Academy Ofsted Rating: Good | Pupils: 247 | Distance:1.05	☐	☑	☐	☐	☐
6 St Augustine's Catholic Primary School Ofsted Rating: Good | Pupils: 436 | Distance:1.27	☐	☑	☐	☐	☐
7 Tomlinscote School Ofsted Rating: Outstanding | Pupils: 1507 | Distance:1.27	☐	☐	☑	☐	☐
8 Lakeside Nursery & Primary Academy Ofsted Rating: Good | Pupils: 313 | Distance:1.3	☐	☑	☐	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
Ravenscote Junior School Ofsted Rating: Outstanding	Pupils: 620	Distance: 1.42	☐	☑	☐	☐	☐
North Farnborough Infant School Ofsted Rating: Good	Pupils: 171	Distance: 1.45	☐	☑	☐	☐	☐
Henry Tyndale School Ofsted Rating: Outstanding	Pupils: 135	Distance: 1.49	☐	☐	☑	☐	☐
The Grove Primary Academy Ofsted Rating: Good	Pupils: 439	Distance: 1.51	☐	☑	☐	☐	☐
Carwarden House Community School Ofsted Rating: Good	Pupils: 156	Distance: 1.56	☐	☐	☑	☐	☐
St Patrick's Catholic Primary School Ofsted Rating: Good	Pupils: 263	Distance: 1.74	☐	☑	☐	☐	☐
Farnborough Hill Ofsted Rating: Not Rated	Pupils: 527	Distance: 1.77	☐	☐	☑	☐	☐
Heather Ridge Infant School Ofsted Rating: Good	Pupils: 179	Distance: 1.78	☐	☑	☐	☐	☐

Local Area
Masts & Pylons

avocado
property
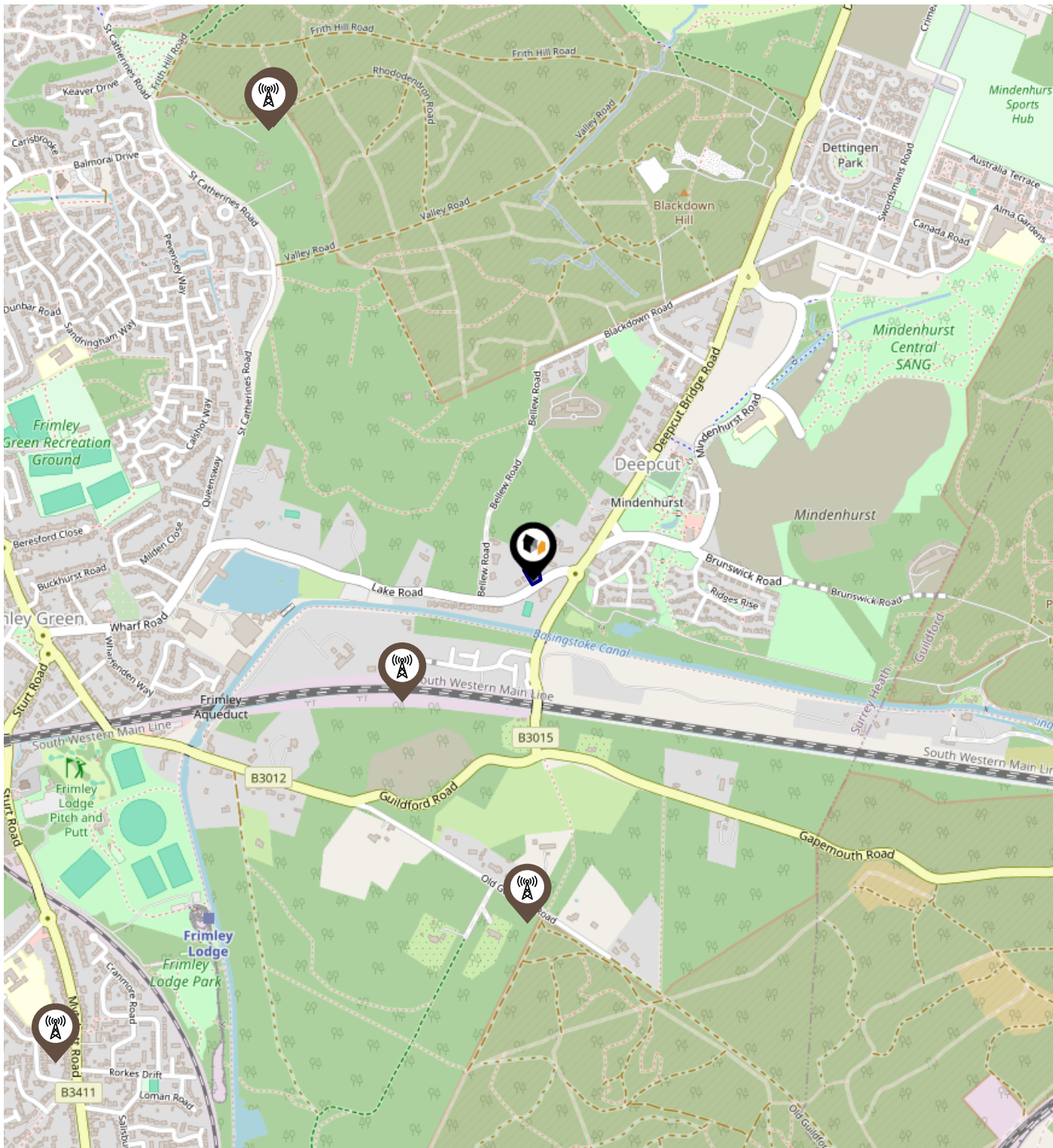
Key:

Power Pylons

Communication Masts

Environment
Radon Gas

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).

This Property					
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
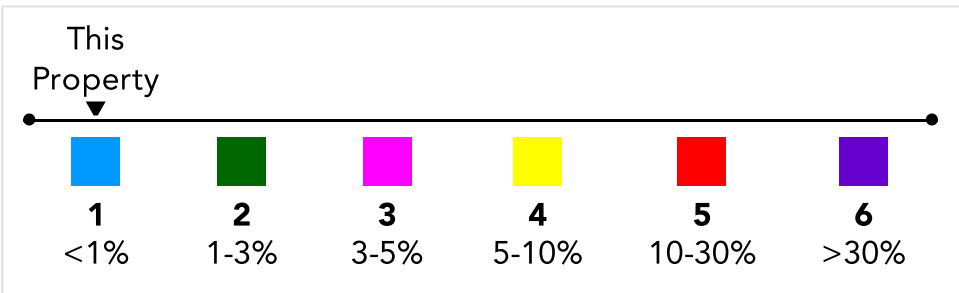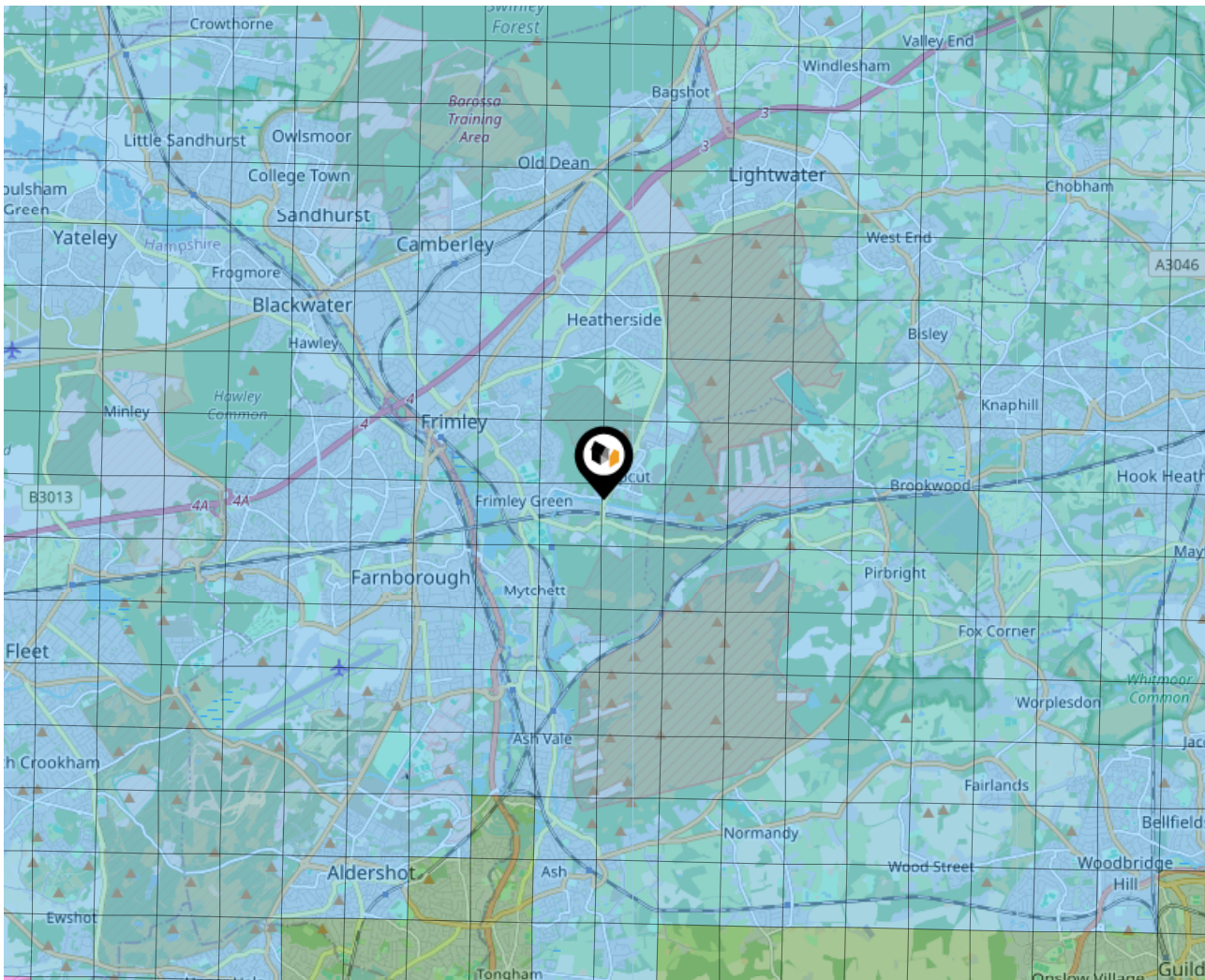
Local Area
Road Noise
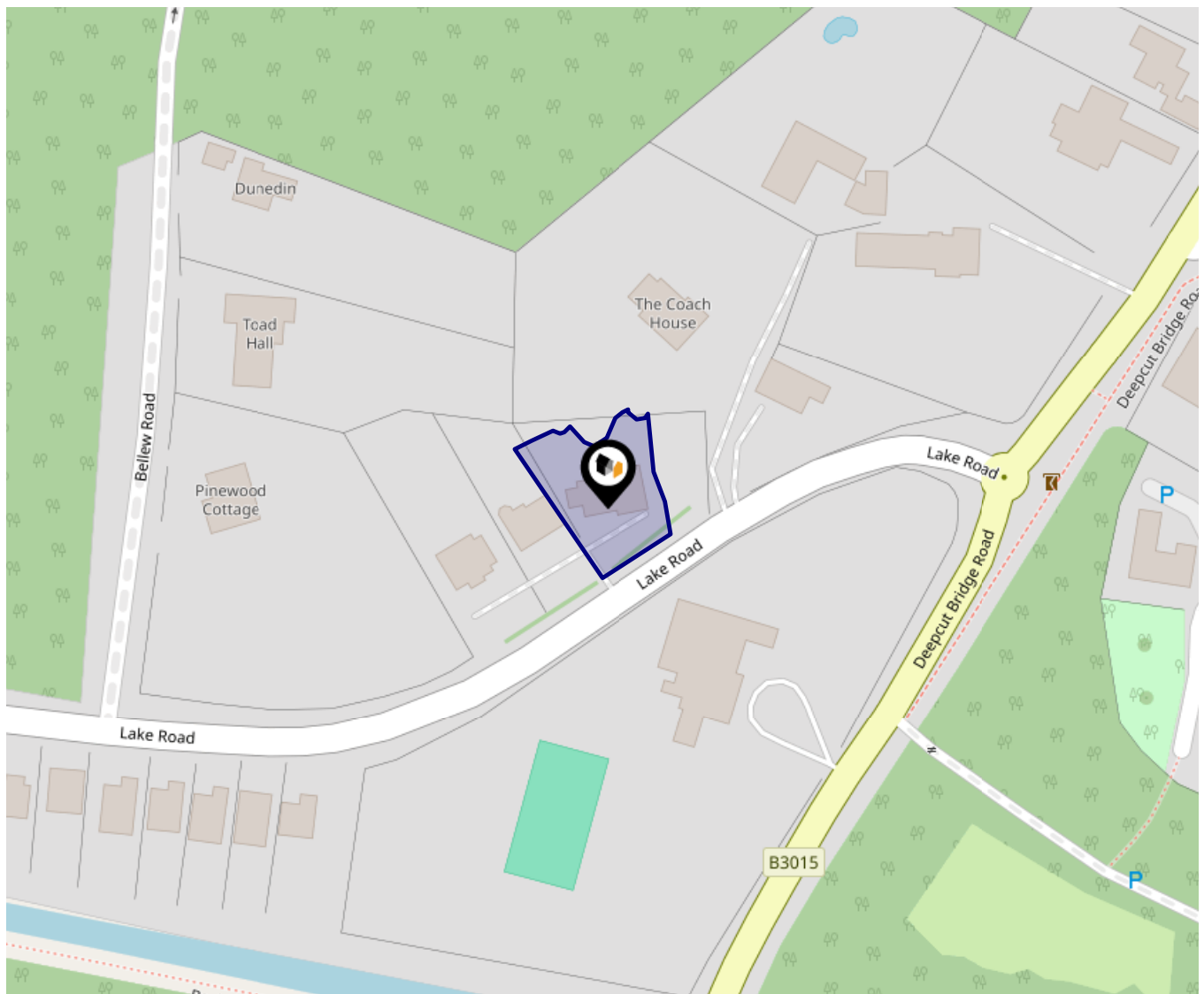
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		
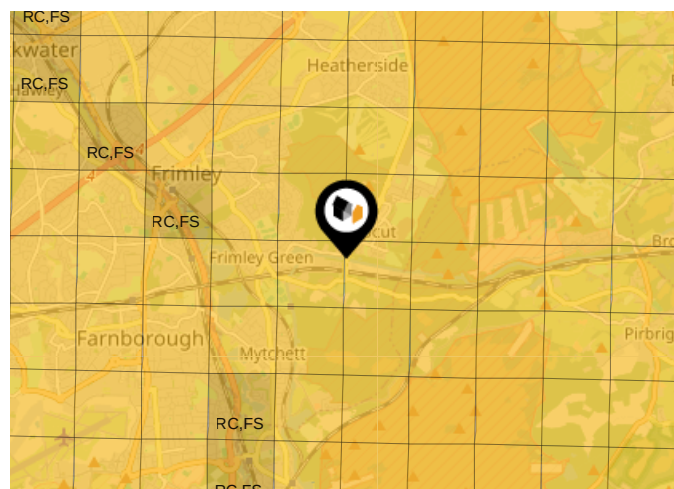
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area
Transport (National)
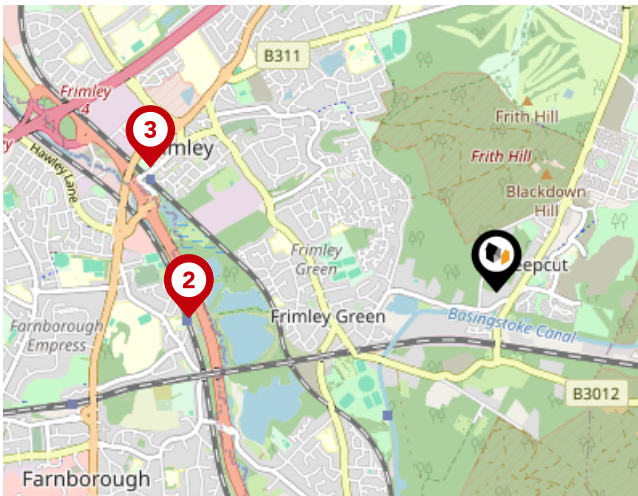
National Rail Stations

Pin	Name	Distance
1	Farnborough North Rail Station	1.43 miles
2	Farnborough North Rail Station	1.43 miles
3	Frimley Rail Station	1.7 miles
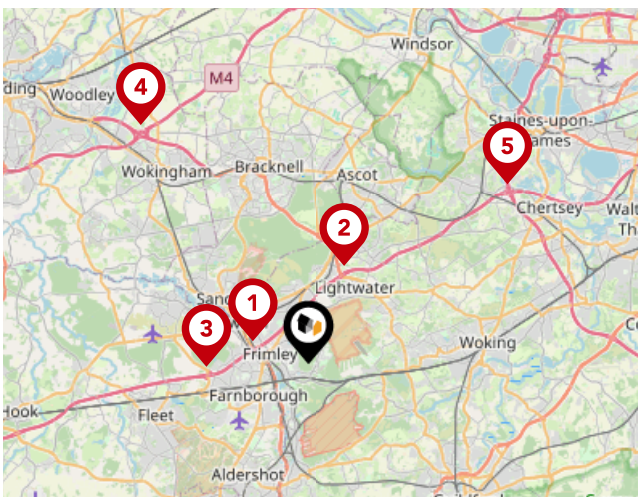
Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4	2.25 miles
2	M3 J3	3.87 miles
3	M3 J4A	3.8 miles
4	M4 J10	10.82 miles
5	M3 J2	9.94 miles
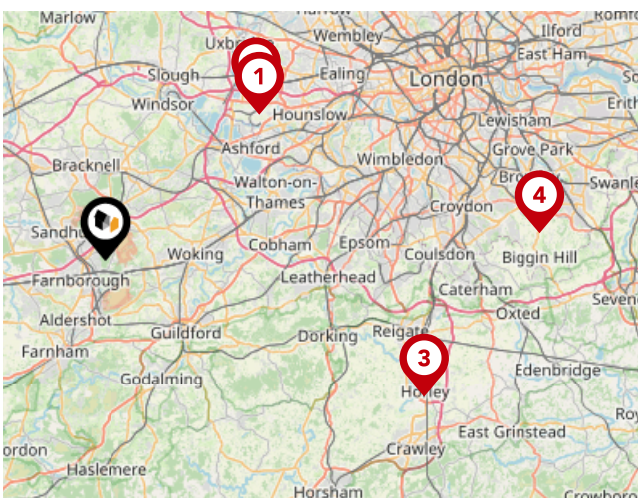
Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	15.65 miles
2	Heathrow Airport	16.21 miles
3	Gatwick Airport	25.76 miles
4	Leaves Green	32.2 miles

Area
Transport (Local)
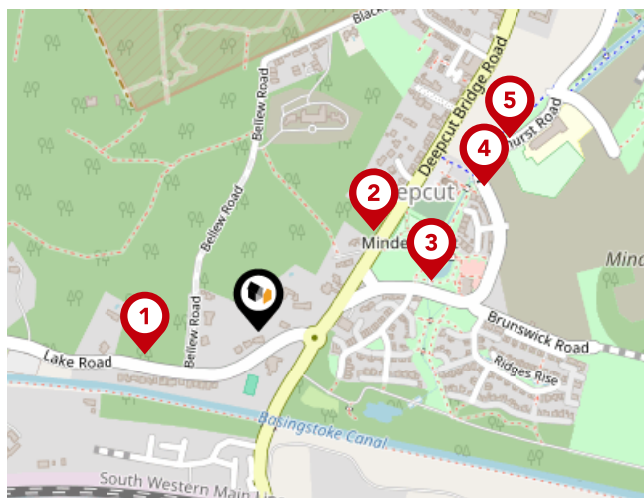
Bus Stops/Stations

Pin	Name	Distance
1	Bellew Road	0.13 miles
2	Brunswick Road	0.18 miles
3	The Frog	0.21 miles
4	Lakeside Nursery and Primary School	0.31 miles
5	Lakeside Nursery and Primary School	0.37 miles
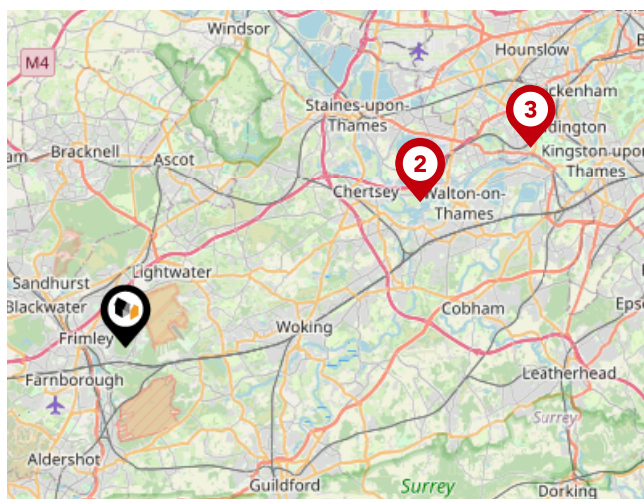
Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	12.22 miles
2	Weybridge Ferry Landing	12.21 miles
3	Moulsey - Hurst Park Ferry Landing	16.73 miles

Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property
Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

Powered by

sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Avocado Property

stephen@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail