



# Woodlands

Golf Drive | Camberley | Surrey | GU15 1JG

Offers In Excess Of

Freehold

*Waterfords*  
Residential Sales & Lettings

# Woodlands

Golf Drive | Camberley

Surrey | GU15 1JG

Offers In Excess Of £1,000,000

Substantial four bedroom detached family home is sitting on approx. 0.3 acre plot, situated on one of Camberley's most prestigious roads. Flexible accommodation throughout this family home offers four bedrooms, four reception rooms and two bathrooms. Property has had planning to extend to make a substantial family home

- Four Bedroom Detached
- Four Reception Rooms
- Situated on approximately 0.3 acre plot
- Further Extension Potential
- Ravenscote & Tomlinscote Catchment
- Offered With No Onward Chain
- Large Receptions
- Council Tax Band: G

## Location

Situated in a highly regarded area of Camberley, just a short walk from Camberley Heath Golf Club is this spacious four-bedroom detached family home. This property offers easy access to a range of amenities, including outstanding schools, shops, parks, and transport links. With excellent connectivity to major road links providing options for daily commuting and leisure pursuits are within easy reach.





## Description

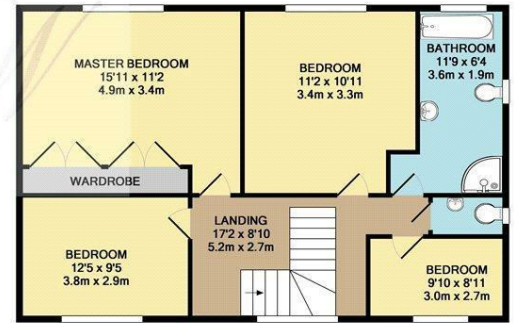
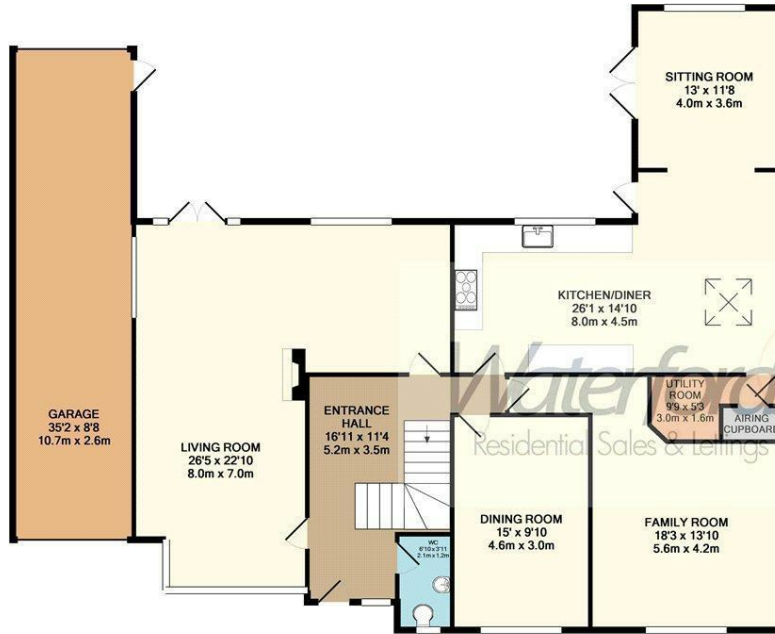
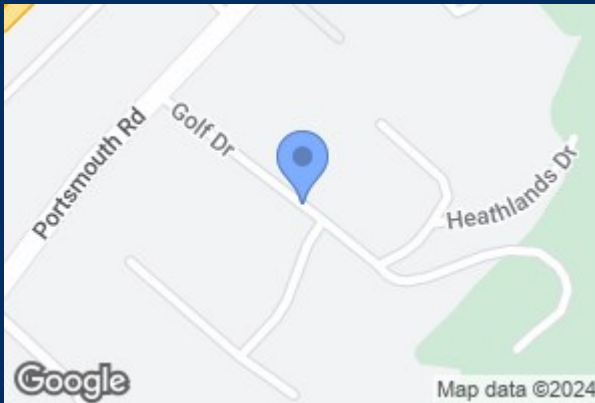
This charming four-bedroom detached home is brimming with potential, with a substantial plot approaching 1/3 acre offering ample space for growth and personalisation. The property provides generous living space which is hugely versatile with a large kitchen/dining room bathed in natural light due to the addition of sky light and a spacious L-shaped living room with French doors leading to the garden provides a fantastic adaptable space to suit your requirements. The ground floor of the property is completed by a separate dining room, family room and a sitting room with views over the garden. The large entrance hall with contemporary stairs case leads to the first floor of the property which provides four double bedrooms, a spacious family bathroom and separate W/C.

While this home offers a solid foundation as a substantial family house, it presents a wonderful opportunity for those seeking to apply their own stamp. With a little creativity and vision, you could transform this property into a stunning showcase that reflects your unique style and preferences.

## Outside

Externally the rear garden is one of the main features of the property, mainly laid to lawn and enclosed by mature shrubs and trees, a patio area off the back of the house, providing a very private and relaxing space which is ideal for entertaining. The front of the property has in and out driveway which provides parking for several cars. There is also access to a triple length garage.

Contact us today to arrange a viewing and explore the potential of this wonderful family home.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1768 SQ.FT.  
(164.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 774 SQ.FT.  
(71.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2542 SQ.FT. (236.1 SQ.M.)  
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 no 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) 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	81
EU Directive 2002/91/EC			

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