



St John

Maywood Drive | Camberley | Surrey | GU15 1LH

Waterfords W
Residential Sales & Lettings

St John

Maywood Drive | Camberley
Surrey | GU15 1LH

Set in an enviable position, this unique residence was built to exacting standards and finished in a contemporary style but originally built in the early 1900s by solid construction. The property provides 1905 sq ft of living accommodation and enjoys a wonderful volume of space created by the stunning high ceilings.

- Four bedrooms
- 1905 sq ft of modern living accommodation
- Double Garage
- Private Road
- Wonderful Tree Top Views
- Mediterranean Style Tiered Garden
- Council Tax Band: G
- Must See Property





Location

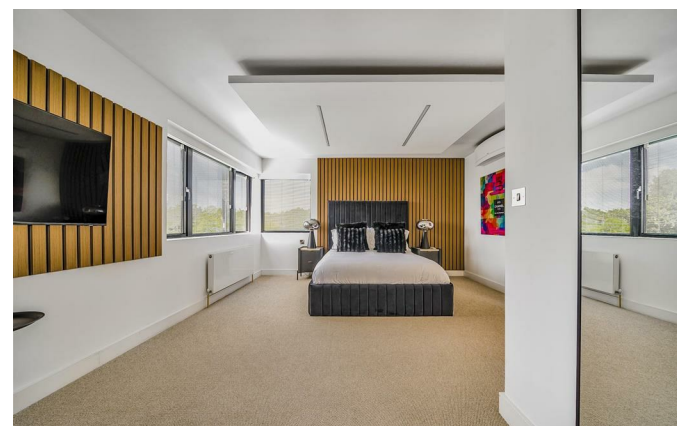
Maywood Drive falls within easy reach of Camberley Town Centre which benefits from an array of shops, restaurants and a golf course. The property is within close proximity to major road links: M3, M4 & M25 and rail links, including Camberley, Sunningdale, Brookwood and Farnborough.

Description

The accommodation comprises a vast entrance hall measuring in excess of 17ft with tiled flooring and bespoke staircase leading to the first floor, guest w/c and a split-level living room measuring in excess of 22ft, with galleried bar. There is a home automation system installed from Loxone, controlling and configuring to your taste all the heating/lighting/shading (blinds) throughout the house and gardens, plus air con to the kitchen and master bedroom.

The open plan kitchen/dining room is German (Nobilis) and was designed and installed by Audus Kitchens with bespoke fitted units benefitting from a range of integrated Siemens appliances. The kitchen has 3m high sliding doors which lead onto the rear patio and garden. There is a separate utility room.

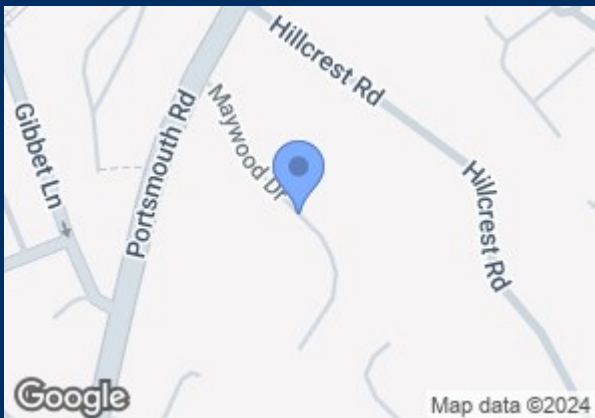
To the first floor, a galleried landing is enlightened with a skylight. There are four bedrooms, the master suite benefitting from a walk-in dressing area with fitted wardrobes and three piece en-suite shower



room, along with air-conditioning installed for comfort. The second bedroom also benefits from a three piece en-suite and fitted wardrobes. A four piece family bathroom completes the first floor accommodation. The property benefits from a small cellar providing useful storage.

The property is situated on a private road of just 13 houses. To the front there is a block paved driveway, which provides off street parking for several vehicles, and detached double garage. The rear garden benefits from a south/south-west orientation, enjoying wonderful tree top views from the patio. The garden is set over three tiers, a large decked area which adjoins the kitchen/diner and benefits from remote controlled canopy, and two lower tiers which are mainly laid to lawn, accessed by large wooden sleeper steps. The feature pool bar provides an excellent space for entertaining along with ambient remote controlled lighting throughout the evergreen garden.





Maywood Drive, Camberley, GU15

Approximate Area = 1905 sq ft / 176.9 sq m

Garage = 259 sq ft / 24 sq m

Total = 2164 sq ft / 200.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Waterfords. REF: 1166767



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	92
(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	

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