



Golf Drive | Camberley | Surrey | GU15 1JG

Price Guide £1,600,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

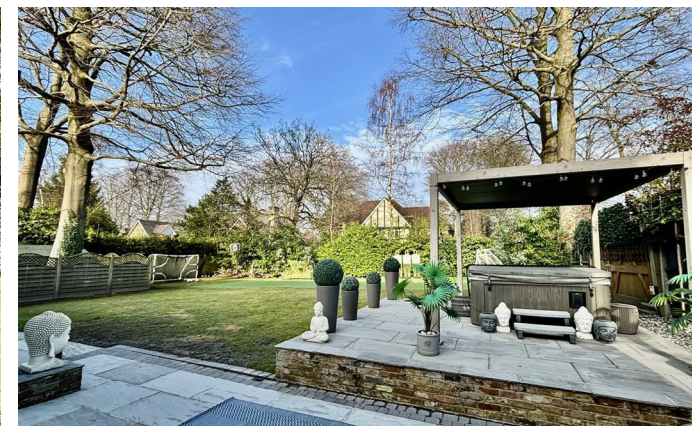
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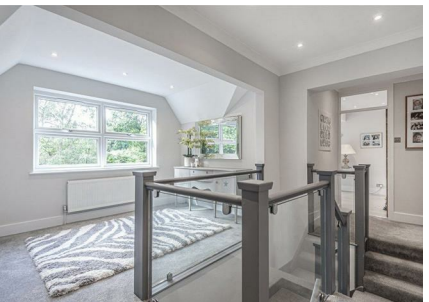
A substantial family home with accommodation of 4,800 sq. feet occupying a 0.4 acre plot The home has undergone stunning refurbishment and extensions and incorporate a large attached annexe.

- Four bedrooms
- Four bathrooms
- 0.4 acre plot
- Previous planning consent for double garage
- Four reception rooms
- Separate one bedroom annexe
- Quiet location
- 4800 sq. ft of accommodation

### Description

This impressive and extremely well presented home has been refurbished and extended by the present owners to provide a generously proportioned home with accommodation exceeding 4,800 square feet. A key feature of this home is the open plan 35ft x 22ft kitchen/breakfast room which open to two of the four reception rooms, the breakfast room has bi-fold doors to the garden. The living room enjoy a triple aspect and bi-fold doors to the garden, whilst the living accommodation is further complimented by a study as well as an adjoining two story annexe, with its own entrance with a hallway and downstairs shower room, a generously sized living room and a well planned kitchen leading to its own private garden. On the first floor is a large double bedroom with a walking in wardrobe and ensuite bathroom,





## Outside

Positioned on a private plot 0.4 of an acre, the property is approached by a private lane off Golf Drive, the driveway provides parking for several cars. A gate gives access to the rear garden, this is predominantly laid to lawn with a large patio and decking area with a hot tub, the whole being enclosed by timber fencing. A second garden serves the annexe and this being enclosed by timber fencing. To the front of the house is a additional woodland garden with a small lawned garden for seating bordered by mature Rhododendrons.

## 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.

APPROX. GROSS EXTERNAL FLOOR AREA 4814 SQ FT 447.2 SQ METRES (INCLUDES ANNEXE)

# Golf Drive, Camberley, GU15



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Denotes restricted head height



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (47-54)	E (47-54)
F (35-47)	F (35-47)
G (1-34)	G (1-34)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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