



# Carrington House

Lake Road | Deepcut | Camberley | GU16 6QY

Price Guide £900,000 Freehold

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Residential Sales & Lettings

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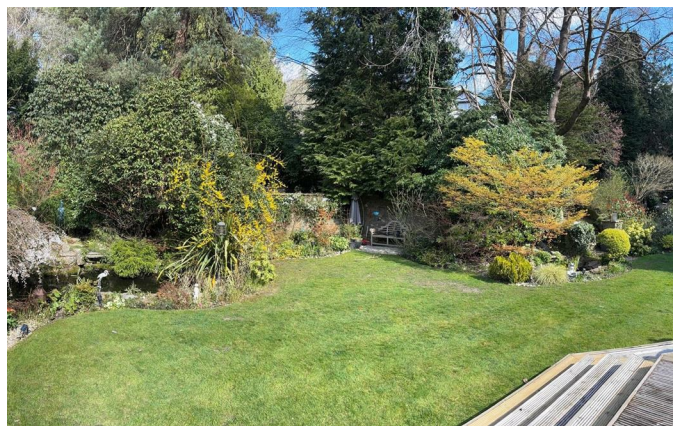
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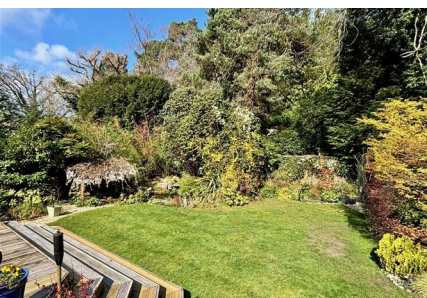
Situated in secluded grounds of 0.25 of an acre, this well presented 4 bedroom home offers flexible accommodation of 3-4 reception rooms and over 2,000 sq. ft of accommodation. No onward chain.

- Four double bedrooms
- Well appointed interiors
- Refitted kitchen
- Refitted bathroom
- 0.25 landscaped grounds
- Driveway and double garage

## Description

This presented detached home benefits from many improvements by the current owners and flexible accommodation, the entrance hall leads to the front aspect living room, dining room and conservatory, with French doors to the decked terrace. The refitted kitchen has an excellent range of cabinets complimented by quartz worksurfaces and served by a separate utility room. There are four bedrooms served by a refitted ensuite and family bathroom, the ground floor bedroom has bi-folding doors opening to the rear gardens and is currently used as a second living room.





## Outside

Carrington House won design awards and was constructed in the grounds of Leighton Holme, a stunning character home and the rear garden includes a walled garden, being the original boundary between the former tennis courts and Leighton Holme. Externally the property sits in a secluded plot measuring 0.25 acres with a mature landscaped rear/side garden of which is mainly laid to lawn featuring a substantial raised decking area. To the front there is driveway parking for several vehicles leading to the integral double garage.

## Location

Located between the villages of Frimley Green and Deepcut, this property has access to delightful countryside walks accessing canals and woodland. The property is conveniently located with easy access to local amenities, whilst Camberley town centre and Frimley are within easy reach, the area has excellent commuter links via the M3 and direct rail links to London Waterloo via Brookwood (12 min) Farnborough (13 min) and Woking (24 min) train stations, all reaching London in less than 35 minutes.



Approximate Gross Internal Area  
 206.0 sq m / 2217.36 sq ft  
 (Including Garage & Excludes Void)  
 Garage Area 27.45 sq m / 295.46 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
	A (92 plus)
	B (81 plus)
	C (69 plus)
	D (55 plus)
	E (45 plus)
	F (31 plus)
	G (1 plus)
79	67
EU Directive 2002/91/EC Not energy efficient - higher running costs	
England & Wales	