



Stable Cottage

Upper Chobham Road | | Camberley | GU15 1HJ

Offers Over £550,000 Freehold

Waterford's W
Residential Sales & Lettings

Stable Cottage

Upper Chobham Road |
Camberley | GU15 1HJ
Offers Over £550,000

A charming and characterful Edwardian cottage with flexible accommodation across two character buildings. The home enjoys delightful secluded gardens, two courtyard areas and a garage.

- Edwardian Cottage
- 3 bedrooms
- 3 reception rooms
- Modern kitchen
- Wealth of character
- Private gardens
- Garage and parking
- Secluded location

Accommodation

This charming cottage was formerly the Stableman's Cottage for the impressive Victorian Manor House, Heatherside House. This well appointed home has flexible accommodation across two buildings, the front door of the cottage leads to the entrance hall with a downstairs cloakroom. The dual aspect kitchen/dining room is fitted with a modern shaker styled kitchen with a range of fitted appliances and complimented underfloor heating, a walk-in larder and quartz worksurfaces, French door opens to the rear and a door leads to the dual aspect sitting room with an attractive brick hearth with a log burning stove and French doors to a front courtyard. Upstairs are two double bedrooms, the larger with a standalone bath with 'claw and ball' feet. The landing serves as a useful Study area and both bedrooms are served by a modern shower room with walk-in shower. Secondary accommodation is in the adjacent converted barn, the front door opens to an 21ft open plan living room with a bedroom/study area and a stairs leading to a mezzanine area., an Edwardian cast iron range and the whole benefitting from underfloor heating. There is an adjacent bathroom with separate shower.



Character features



Outside

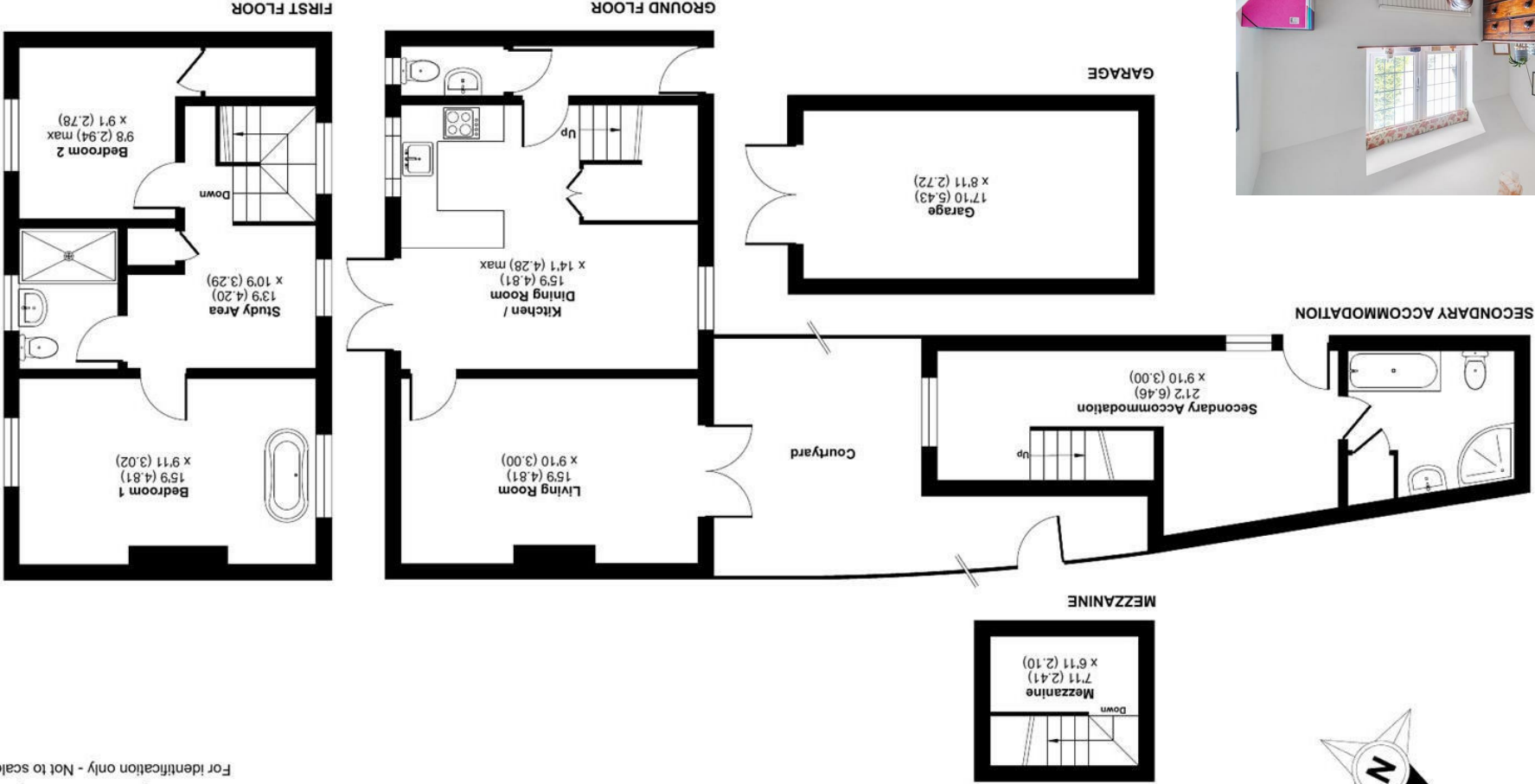
The cottage is approached by a driveway from Upper Chobham Road leading to a garage and a parking space, the front courtyard divides the cottage and secondary accommodation. The rear has a south facing rear courtyard with a gravel pathway leading to a delightful secluded garden which is interspersed with a variety of fruit trees and shrub borders. A gate from the garden opens to the foot of an impressive Wellingtonia tree lined walk. The cottage also benefits from a pedestrian access from Wensleydale Close via a pathway and walled gateway.

Location

Located in a popular area in Camberley, this property is towards the end of a private driveway, this home benefits from easy access to local schools including Tomlinscote and Ravenstone. The commuter has convenient access to the M3 and beyond, making ideal for those commuting by road. This home is also a short drive from Camberley Town Centre and Train Station providing routes to Guildford and Ascot, along with Farnborough and Fleet Train Stations which have fast links to London Waterloo. The cottage is also ideally situated for nature lovers with Lightwater Country Park a short distance away providing 59 hectares of heathland, woodland and meadows to explore along with a lovely Café and Camberley Heath Golf club is also close.

Upper Chobham Road, Camberley, GU15

Approximate Area = 868 sq ft / 80.6 sq m
Secondary Accommodation = 292 sq ft / 27.1 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 1319 sq ft / 122.5 sq m
For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Energy efficiency - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Max energy efficient - higher running costs	
England & Wales	
EPC Directive 2002/91/EC	

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