



Clarewood Drive | Camberley | Surrey | GU15 3TE

Price Guide £1,350,000 Freehold

*Waterford's* W  
Residential Sales & Lettings



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Surrey | GU15 3TE  
Price Guide £1,350,000

Situated in a pleasant and conveniently located cul-de-sac, this extended and well appointed five bedroom home enjoys four reception room and a secluded 5th of an acre plot.

- Five bedrooms
- 21ft kitchen/breakfast room
- Cul-de-sac location
- Secluded garden
- Four bathrooms
- 4 reception rooms
- Garage and driveway
- Walking distance to station

### Accommodation

This well appointed and recently extended family home is approached by an entrance hall with downstairs cloakroom, double doors open to the impressive 21ft kitchen/breakfast room with a central island unit and an extensive range of shaker style cabinets, bi-fold doors open to the rear garden and the Kitchen is open plan to the dining room and also gives access to a family room, both enjoying French doors opening to the rear. The dual aspect Living room has a log burning stove and the living accommodation is further complimented by a study and the kitchen is served by separate utility room. Upstairs the central landing leads to 5 bedrooms, three being served by ensuite shower rooms and bedroom four and five are served by a family bathroom.





Cul-de-sac  
location close to  
town



## Outside

The property is approached by a brick driveway with a turning point leading to the garage, a wide expense front garden with hedgerow and a timber gate give access to the rear garden, with a full width Indian sandstone terrace with a timber framed garden gazebo leading to a wide expense lawn, the whole being enclosed by shrub borders, the overall plot extending to approximately a fifth of an acre.

## Location

Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (45 minutes). Camberley offers a good variety of high street retailers and The Atrium complex has a nine-screen cinema, bowling alley, health & fitness club, cafés and restaurants, whilst nearby The Meadows has superstores including Marks and Spencer and Next. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and the Camberley Theatre. There is a wide range of well-respected schools in both the state and private sectors. The property has easy access to green spaces including Barossa Nature Reserve.





# Clarewood Drive, Camberley, GU15

Approximate Area = 2250 sq ft / 209 sq m  
Garage = 196 sq ft / 18.2 sq m  
Total = 2446 sq ft / 227.2 sq m  
For identification only - Not to scale



| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| 82                                          | 74        |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |
| Very energy efficient - lower running costs |           |
| A                                           | (92 plus) |
| B                                           | (81-91)   |
| C                                           | (69-80)   |
| D                                           | (55-68)   |
| E                                           | (39-54)   |
| F                                           | (21-38)   |
| G                                           | (1-20)    |
| Not energy efficient - higher running costs |           |

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Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nidecom 2025.  
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