



CHATTERTON | REES



Wits End Springfield Road, Camberley, GU15 1AE  
Guide price £1,695,000









# Wits End Springfield Road

Camberley, GU15 1AE

- Four Bedrooms
- Four Receptions Rooms
- Double Garage
- Driveway Parking
- Three Bathrooms
- Refurbished
- Outdoor Pool
- South Facing Garden

Wits End is a stunning detached property, offering in excess of 3,200 square feet of beautifully presented, flexible accommodation. The property is set within extensive, attractive gardens while inside the accommodation is light and airy with a stylish finish.

The property offers a welcoming hallway that leads to the reception rooms, a large dual aspect living room with french doors opening on to the garden, a dining room with bay window, family room and study, in addition to a kitchen/breakfast room with separate utility room and downstairs loos.

Upstairs offers four bedrooms, with the principal bedroom benefitting from a walk-in dressing room and en suite. The second bedroom also has its own private en suite. There is also a family bathroom to serve the further three bedrooms. Outside there is a swimming pool and a garden that wraps around the plot of the house creating a secluded peaceful location. The driveway leads towards the double garage and is suitable for parking multiple cars.

The property is set on a quiet and leafy residential road in the sought-after town of Camberley and backs onto the Camberley Heath Golf Club. Camberley has a largely pedestrianised town centre including a covered shopping centre with a good selection of high street shops. There are also larger supermarkets and a variety of leisure facilities, including Camberley Lawn Tennis Club, plus an excellent selection of cafés, restaurants and pubs. Golf is available nearby at Camberley Heath Golf Club, Pine Ridge Golf Club and Windlesham Golf Club.

There are a number of reputable schools in the region, including the outstanding-rated Prior Heath, Heather Ridge and Crawley Ridge infant schools, as well as the nearby Ravenscote, Tomlinscote School, Hawleyhurst School and Lyndhurst School. An easy drive away are Papplewick, Heathfield, Lambrook, Hall Grove, Wellington College, Eton College, TASIS (The American School) and ACS (American Community School), to name a few.

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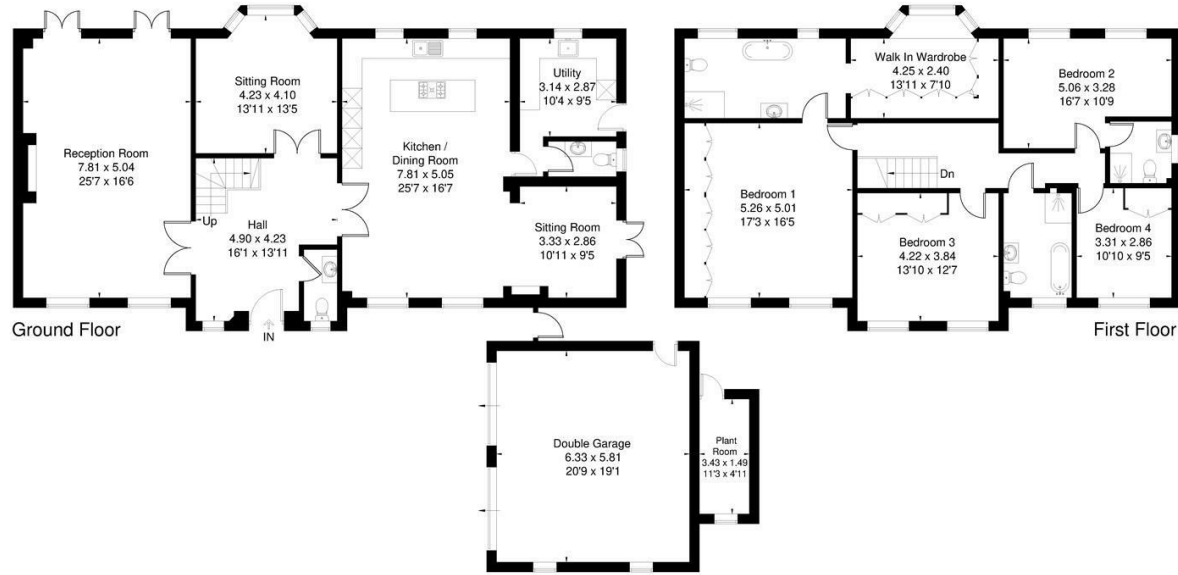






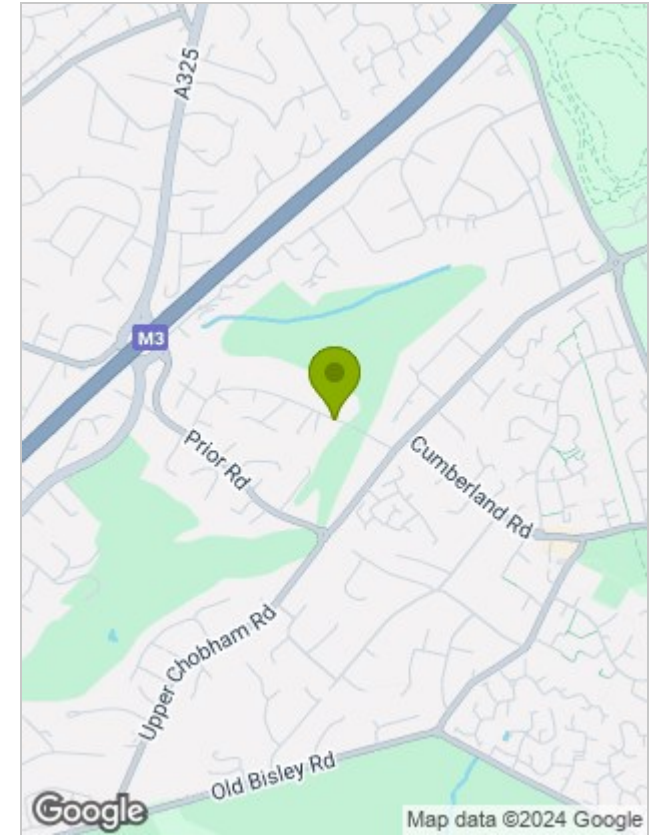
## Floor Plans

Approximate Floor Area = 265.5 sq m / 2858 sq ft  
 Garage & Plant Room = 43.0 sq m / 463 sq ft  
 Total = 308.5 sq m / 3321 sq ft

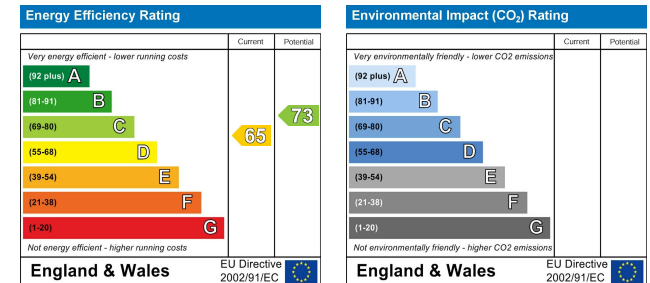


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #73400

## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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