



Church Hill, Camberley

£700,000



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Heatherbank Cottage is a unique Victorian 4 bedroom family home, built in the late 19th century. It is presented to a high standard throughout, with light and airy rooms, and retaining the charm of some of its original features. With ample parking for several cars, it is located in a highly desirable area within easy walking distance to Camberley town centre, mainline station, woodland walks and some excellent local schools.

FEATURES

- Delightful period property in excellent condition
- Driveway with parking for multiple cars together with a detached garage
- 4 double bedrooms
- Attractive low maintenance south east facing garden with mature shrubs
- Outbuilding with power and light
- 0.6 miles to Camberley town centre, train and bus station
- Excellent school catchment area
- Easy reach of A30, M3, M4, Heathrow, Gatwick and Southampton
- 5 star hotels, spas, restaurants and golf clubs nearby
- Band F – Surrey Heath Borough Council

ACCOMMODATION

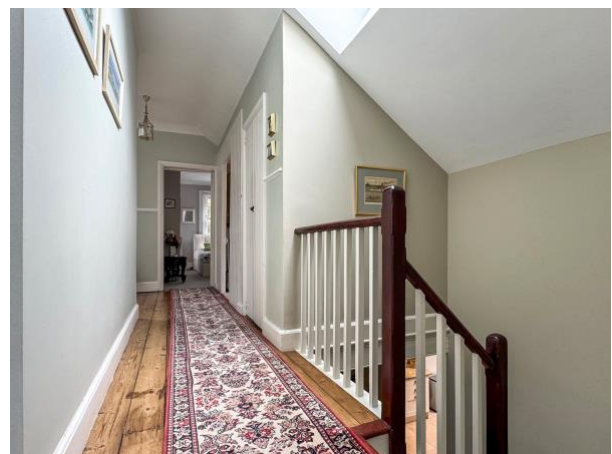
- Entrance hall with stable front door
- Refitted kitchen and breakfast area
- Double aspect lounge and dining room with original wood flooring, open fireplace and high ceilings
- Master bedroom
- Spacious landing with skylight windows
- 3 further bedrooms
- Family bathroom
- Shower room

OUTSIDE

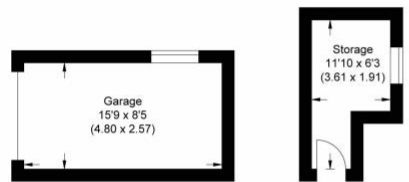
- Garage with light and power
- Driveway for multiple cars
- Patio area with seating ideal for entertaining
- Attractive bijoux garden with lawn and a mixture of shrubs and flowers
- External outbuilding - workshop / external office

EPC RATING

D





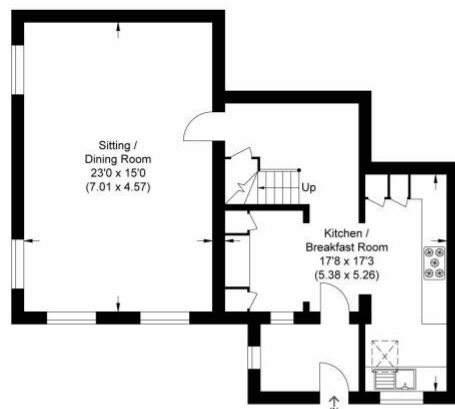


Garage

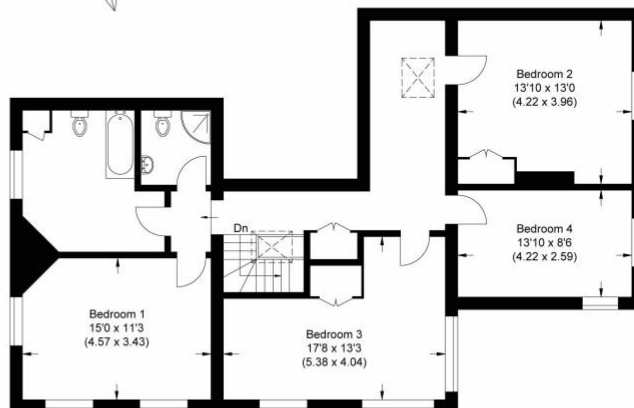
Outbuilding



Approximate Gross Internal Area
183 sq m / 1969.78 sq ft
(Includes Garage / Outbuilding)
Garage Area 12.40 sq m / 133.47 sq ft
Outbuilding Area 5.60 sq m / 60.27 sq ft



Ground Floor

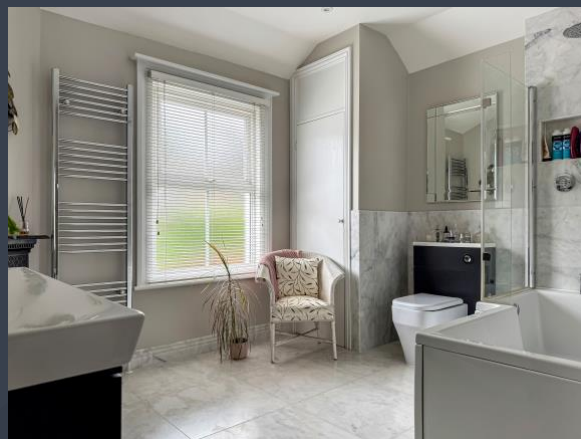


First Floor

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

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU15 2HA**



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