



## 29 Mytchett Heath, Mytchett, Camberley, GU16 6DP

A beautifully presented spacious two-bedroom cottage, overlooking beautiful courtyard gardens with sunroom, conservatory, enclosed garden and garage.



**Entrance Hall**

**Downstairs Shower Room**

**Sitting Room**

**Dining Room/Study**

**Kitchen**

**Two Double Bedrooms**

**Bathroom**

**Garage**

**Conservatory**

**Patio Garden**

**150year Lease (from 1995)**

**No Ground Rent**

**55+ Age Covenant.**

## The Property

29 Mytchett Heath is a beautifully presented two bedroom cottage which boasts a sunroom, conservatory and large enclosed garden.

Upon entering the property there is an inviting hallway which provides access to the downstairs shower room and W/C, Living room and stairs to the first floor.

The large, light and airy living room has dual aspect windows and a modern electric feature fireplace. Leading through to both the study which could be used as a second living area or dining room and through to the impressive conservatory which has views overlooking the large enclosed and private garden making it a great space for entertaining.

The kitchen which was completely refitted in 2017 has a range of fitted units and integrated appliances, including an Beko induction hob, Neff oven and integrated dishwasher, washing machine and fridge freezer. The property also benefits from a large sunroom which can be used as a dining room or further living space. This overlooks and provides access to the garden and also through to the garage.

Upstairs the property has two double bedrooms both with built in wardrobes and a modern Jack and Jill style shower room accessed from the landing and bedroom one.

There is recently installed modern electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A large single garage (5.42x4.44), with light and power, is located to the rear of the property and has access internally through the main house.

**Offers Over: £495,000 (Leasehold)**

## Directions to Mytchett Heath

From the M3 exit at Junction 4 take the A331 to Aldershot and after about a mile take the turning left signposted Mytchett and onto the Coleford Bridge Road.

At the roundabout take the 2<sup>nd</sup> exit onto the B3411 Mytchett Road and at the next roundabout take the 1<sup>st</sup> exit onto Mytchett Place Road. Cross over the railway line and canal and in about fifty metres turn left into Mytchett Heath.

**Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.**

**For viewings please call the Estate Manager on 01252 513 986 / 07384 110 449 (Mon-Fri 9am-5pm)**



Sitting Room



Study



Kitchen



Sun Room



Bedroom 1 of 2



Bathroom



Rear Garden

**Approximate Gross Internals: 170.9 m<sup>2</sup> / 1839 ft<sup>2</sup> (Including Garage)    Service Charge: £7068 pa    Energy Performance Rating: D**

**Council Tax Band: G**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.



# Mytchett Heath

Mytchett Heath enjoys a rather idyllic setting in deepest Surrey, bordered by natural woodland on one side, the restored Basingstoke Canal on another and the 59 acres of Frimley Lodge Park on another. As it was once the grounds of a school whose head gardener had a passion for unusual and exotic trees, these specimens are now in their prime and, along with the lawns, heathers and rhododendrons, form the setting for the two delightful courtyards around which the properties are set.

The local village of Mytchett is within easy walking distance of the estate and there is a petrol station with an M&S Simply Food outlet, to help fuel your adventures further afield. The local towns of Camberley, Farnborough and Aldershot, which have always had strong military connections, provide excellent shopping and a variety of cultural events. In addition to the beautiful walks within the four acres of the estate's grounds, the nearby Basingstoke Canal Towpath Trail offers 33½ miles of waterside walks. There are also two golf courses and a bowling club within five miles.

Cognatum Estates Limited maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds. There is a personal alarm system in each property and resident estate managers are able to provide support and a helping hand when needed. The estate has two laundry rooms, two guest suites and a minibus for shopping trips. The cost of providing these services is shared equally between all properties.

## Services and Amenities at a Glance



RESIDENT  
ESTATE  
MANAGER



GARDENER



GUEST  
SUITE



MINIBUS  
SERVICE



LAUNDRY  
FACILITY



Mytchett Heath



The Basingstoke Canal



The Potters Bar



Kingfisher on the Quay

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PROPERTY

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