



Dozmary Lodge

St. Catherines Road | Frimley | Camberley | GU16 9NN

Price Guide £1,350,000 Freehold

Waterfords W
Residential Sales & Lettings

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Camberley | GU16 9NN

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This architecturally designed home is situated in a well regarded and prestigious residential road on the outskirts of Frimley Green Village and offers generous and flexible space totalling 2,843 sq. feet and occupying a plot approaching 1/3 of an acre.

- 4 or 5 bedrooms
- 3 to 4 reception rooms
- Annexed accommodation
- Modern kitchen
- 2 Ensuites
- Double garage
- Heated swimming pool
- Solar panels

Accommodation

The 1970's architecturally designed home offers well balanced and flexible split-level accommodation. The spacious entrance hall with vaulted ceilings leads to the principal living accommodation, with the 26ft rear aspect living room enjoying a feature fireplace with log burner and patio doors opening to the south facing rear terrace, the adjacent dining room leads to the modern and well planned kitchen. In addition to the main living area on the ground floor, there is a multifunctional room, either a 5th bedroom, playroom or formal dining room with access to a cellar. Upstairs is the master bedroom with fitted wardrobes, a further dressing room, ensuite and a south facing balcony overlooking the garden. There are two further generous double bedrooms and a well appointed family bathroom. On the lower ground floor is the integral double garage and annexed accommodation comprising of a utility room, readily converted to a kitchenette, an ensuite shower room and two rooms for a studio/hobby room/multigenerational space or leisure space. It contains the sauna and has direct access around the side of the house. The suite also has double doors onto a terrace adjacent to the swimming pool.



Secluded plot



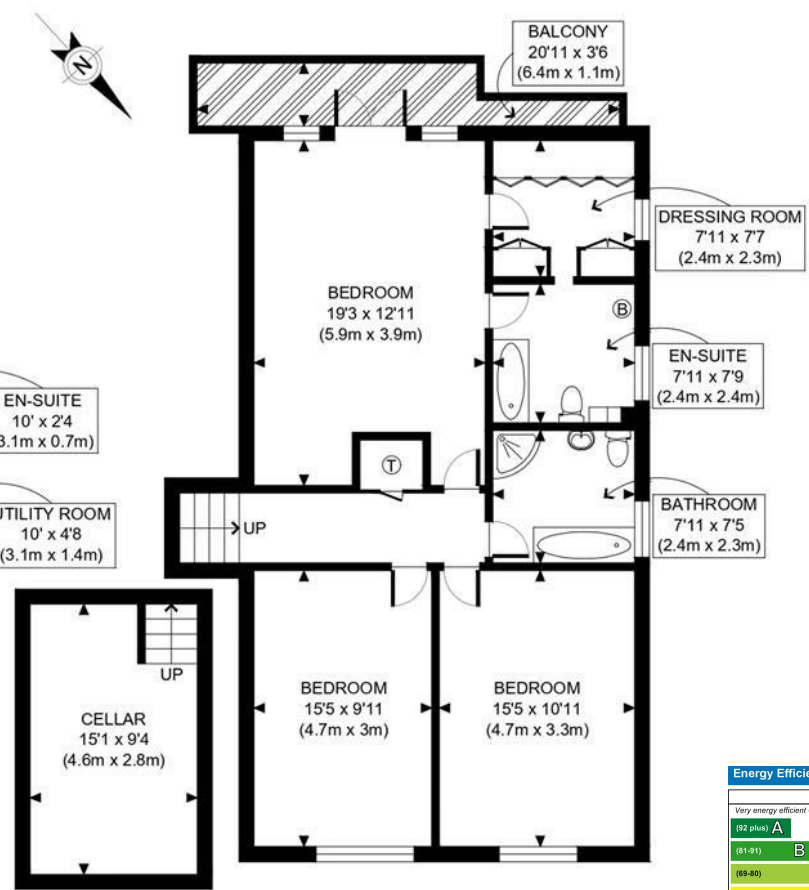
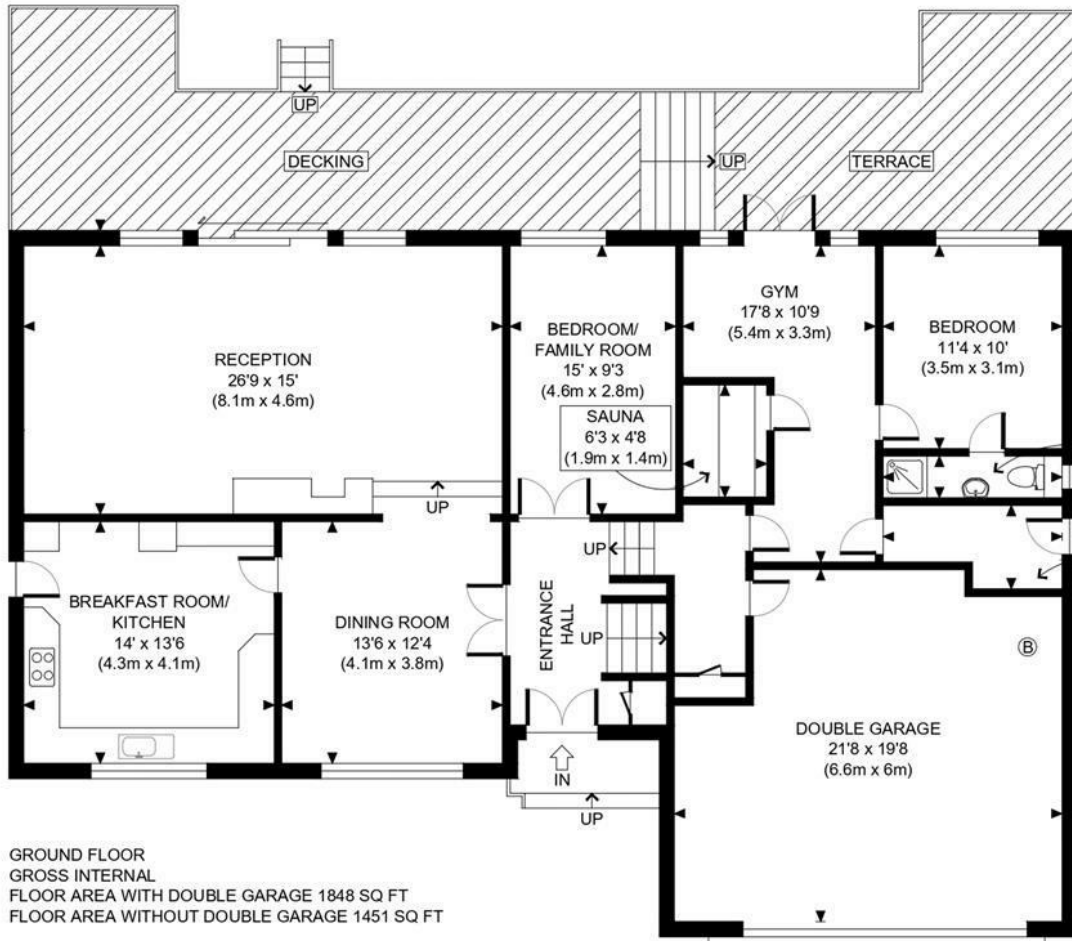
Outside

The overall plot extends to 0.29 of an acre and is approached by a driveway leading to the garage and bordered by an elevated garden visible from the kitchen and could be re-landscaped to create a formal garden. To the rear is a secluded south facing garden, with ample space for entertaining, as well as a feature garden with and a water feature and stream. The centre piece is the recently refurbished and covered swimming pool with a retractable cover, this allows all year round use. The majority of the garden is low maintenance with artificial lawn.

Location

Located in a highly regarded and prestigious road and borders acres of accessible woodland, the property is within catchment of the outstanding schools including Ravenscote and Tomlinscote School. The villages of Frimley Green and Frimley has a range of amenities, whilst Camberley is a short drive away offering a wealth of shops and restaurants. The commuter has easy access to the M3, A331 and the A325 serving M25, London and the South Coast, access to a variety of rail stations are accessible serving Ascot, London, Gatwick and Reading.





APPROX. GROSS INTERNAL FLOOR AREA WITH DOUBLE GARAGE: 2843 SQ FT/ 264 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT DOUBLE GARAGE: 2446 SQ FT/ 227 SQM

PROPERTY PHOTO PLANS.CO.UK
 ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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

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