

Barberry Way | | Blackwater | GU17 9DX

£1,175,000

Freehold

Waterfords
Residential Sales & Lettings

Barberry Way |
Blackwater | GU17 9DX
£1,175,000

Executive Five Bedroom Detached house situated in a development of large detached houses within a 'no through road' offered to the market with no onward chain.

- Marketed with no onward chain
- Five generous bedrooms and three bathrooms.
- Four reception rooms
- Attractive lawned gardens and a large patio
- Electric gates leading to a block paved driveway with ample parking
- External lights surround the property
- Fully fitted kitchen/breakfast room and separate Utility room
- Double width garage with electric up and over garage doors







Location

The property is situated within 1.9 miles from the Meadows shopping complex. Camberley town centre with its large range of shops, cinema and leisure complexes is about 3 miles away. Leisure facilities in the area include golf at Camberley Heath Golf Club and the Blackwater valley offers walking, cycling & riding opportunities. Transport links are excellent, the A30 is about 0.6 miles away and the M3 can be accessed at J4 leading to the M25, Heathrow Airport and Central London. Blackwater & Farnborough Main stations provide mainline services to Reading, Guildford and Waterloo in 35 minutes. Independent & state schools include Hawley Place School, Eagle House, Farnborough Hill, Wellington College, Yateley Manor & Lyndhurst School, along with Hawley Primary School & Kings Intl.

Description











An Exceptional Gated Detached Family Home

This impressive detached residence is set behind secure electric gates and boasts a generous block-paved driveway, offering ample parking. A grand entrance hall welcomes you into the home, leading through double doors to a spacious living room featuring a striking fireplace and French doors opening onto the rear garden.

The property also includes a separate dining room with twin French doors to the garden, ideal for entertaining, and a large front-facing study — perfect for working from home. The contemporary kitchen/breakfast room is beautifully appointed with granite worktops, maple-style cabinetry, and a dedicated breakfast area. A glass door leads from the kitchen into a bright garden/family room, while a separate utility room provides access to the integral double garage, which is fitted with electric up-and-over doors.

Upstairs, the principal bedroom features a Juliette balcony, fitted wardrobes, and a luxurious en-suite complete with bath, washbasin, WC, and bidet. There are three additional double bedrooms and a generous single bedroom, all served by a high-end family bathroom with a corner bath, separate shower, washbasin, WC, and bidet.

The property sits on a wide plot with an expansive frontage, secured by electric gates, and benefits from a private and secluded rear garden — offering a perfect balance of space, comfort, and privacy for modern family living.

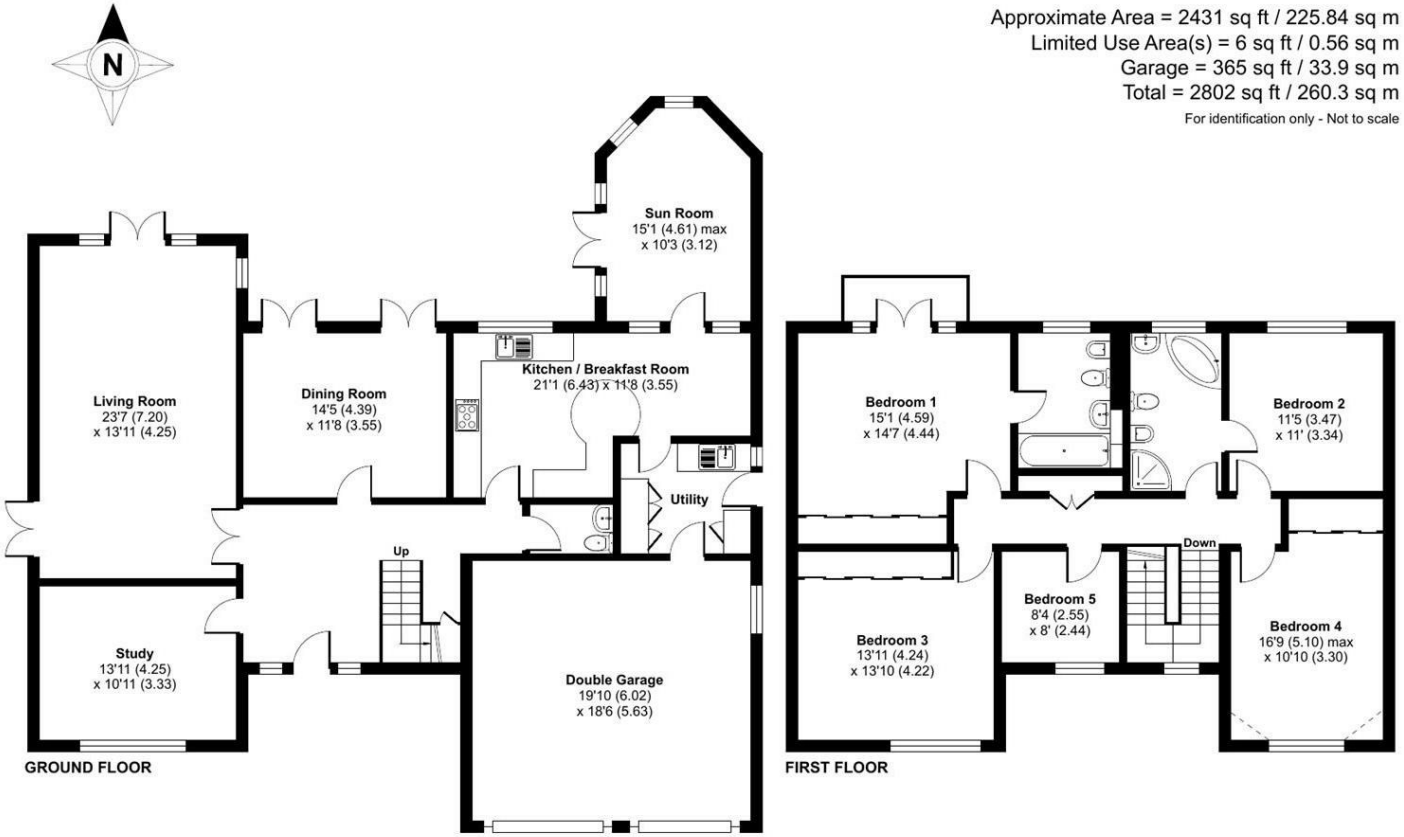






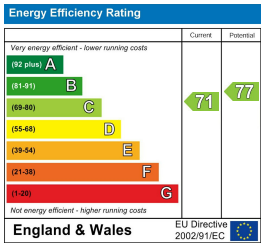
Barberry Way, Blackwater, Camberley, GU17

Approximate Area = 2431 sq ft / 225.84 sq m
Limited Use Area(s) = 6 sq ft / 0.56 sq m
Garage = 365 sq ft / 33.9 sq m
Total = 2802 sq ft / 260.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Waterfords. REF: 1336120

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