



Samarkand Close | | Camberley | GU15 1DG

Price Guide £950,000 Freehold





Samarkand Close |  
Camberley | GU15 1DG  
Price Guide £950,000

Occupying a plot of 0.35 of an acre is this individually designed split-level home with accommodation approaching 2,000 square foot. The property is located in a convenient location for Prior Heath, Ravenscote and Tomlinscote schools.

- 20ft Kitchen/breakfast room
- 22ft Living room
- Study and Dining room
- Solar panels
- Family bathroom and Ensuite shower room
- 4 bedrooms
- Utility room
- Double garage

### Accommodation

The property is approached by a central hallway and gives access to all rooms, the split-level and dual aspect living room with a vaulted ceiling has patio doors to the rear, and adjacent is an 18ft dual aspect study and a dining room with French doors to the rear. The property benefits from a dual aspect 20ft kitchen/breakfast room with a good range of cabinets and is complimented by a separate utility room. The principal bedroom has a range of built-in wardrobes and served by an ensuite shower room, the three remaining bedrooms are served by a bathroom with a separate shower.





0.35 of an  
acre plot



## Outside

The property sits centrally in a plot extending to a third of an acre and is approached by a tarmac driveway with parking for several cars with a double garage, there is a further driveway to the side with a path giving access to the kitchen. The gardens are surrounded by mature trees and provides a private south westerly aspect.

## Location

Located in a private road within walking distance of the highly regarded schools, namely Prior Heath, Tomlinscote, St Augustines and Ravenscote. This property benefits from easy access to the M3, making it ideal for those commuting by road. The property is also a short drive from Camberley Train Station providing routes to Guildford and Ascot, along with Farnborough and Brookwood Train Stations providing fast links to London Waterloo. The property is also ideally situated for woodland areas only 15 minutes walk, as well as Lightwater Country Park only a short drive away providing 59 hectares of heathland, woodland and meadows to explore along with a lovely Café and Pine Ridge and Camberley Heath Golf clubs are also closeby.





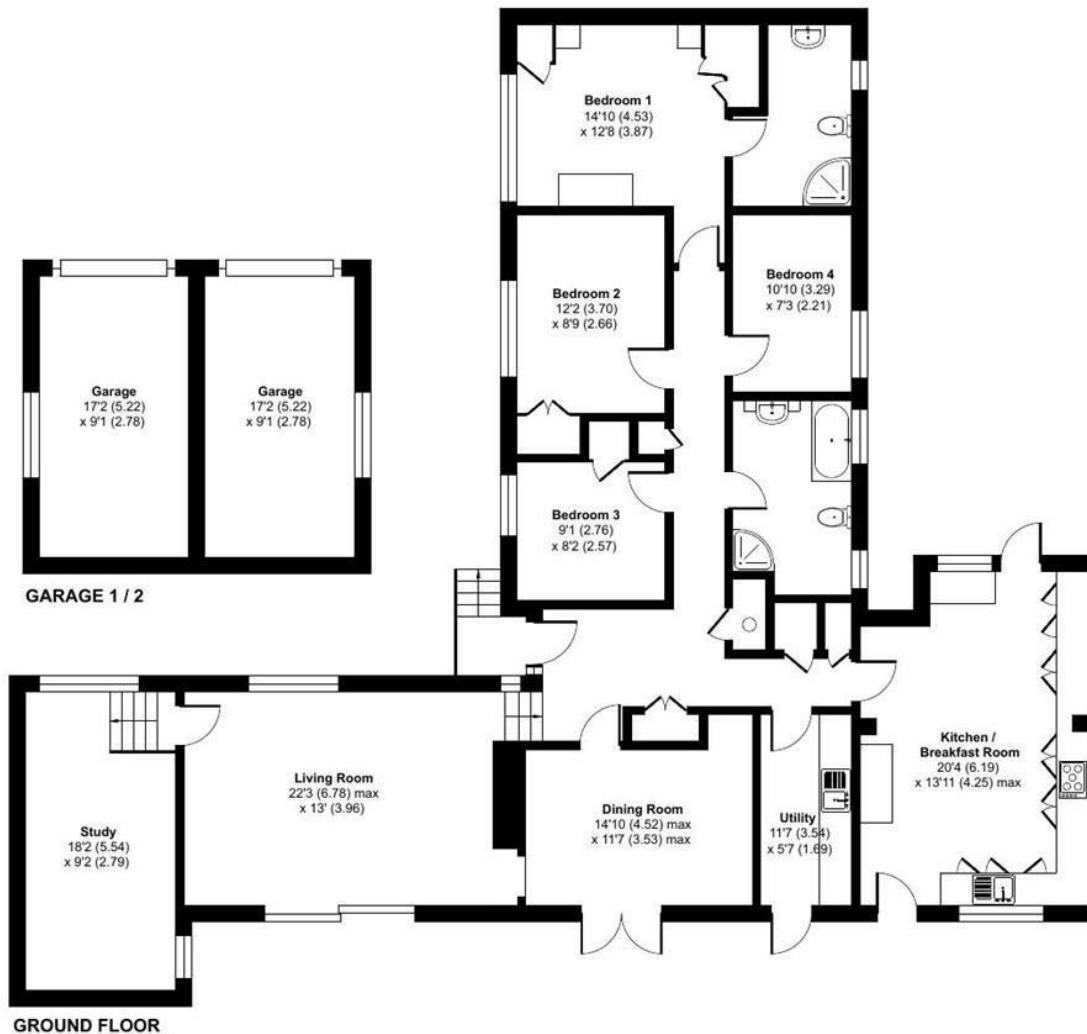
# Samarkand Close, Camberley, GU15

Approximate Area = 1821 sq ft / 169.3 sq m

Garage = 312 sq ft / 28.9 sq m

Total = 2133 sq ft / 198.2 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 94 97                   |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Waterfords. REF: 1501595

**Waterfords**  
Residential Sales & Lettings

27 High Street  
Camberley  
Surrey  
GU15 3RB  
01276 66566

camberley@waterfords.co.uk