



Selbon

Residential sales & lettings

Minley Road, Blackwater, Camberley,
Surrey, GU17 9UA

Offers over £550,000 Freehold



01252 979300
Selbonproperty.co.uk

- Three Bedroom End-Of-Terrace Character Cottage
- Still Maintained It's Characterful Features Including Exposed Beams And Original Flooring And Doors
- En-Suite Washrooms To Bedrooms One And Two, Dressing Room To Bedroom One
- Four 24Ft. Cabins With Lighting And Power, One With An En-Suite Shower Room
- Parking For Multiple Vehicles
- Occupying A Plot of Just Over 0.25 Of An Acre
- Two Reception Rooms
- Outside Utility Shed
- Southerly Aspect Garden In Excess Of 250 Ft.
- Backing Onto Fields And Siding Onto Cricket Pitch

Selbon Estate Agents are delighted to offer to the market this three bedroom end-of-terrace character cottage, occupying a plot of approximately 1/4 of an acre and backing onto open land.

The current school catchments in this area currently include: Fleet Infant School, Velmead Junior School and Calthorpe Park School.

To the front there is a generous, tree-lined front garden. Stepping inside the front aspect living room features original Victorian style radiators and flooring, exposed beams and an exposed brick chimney breast with a wood burner. The living room leads through into the dining room, which offers stairs to the first floor and has also retained its characterful features. Bedroom three is located on the ground floor and also makes for a great study, ideal for anyone working from home. The country style kitchen features a range of base level and eye level storage cupboards, a Belfast sink and a Rangemaster oven with a five burner gas hob and an exposed brick chimney for extraction.

Upstairs there are two generous bedrooms one of which benefitting from an en-suite shower room whilst the other from a en-suite bathroom. The principal bedroom also has a dressing area.

To the rear, there is a utility shed, just before the picket fence, leading through into the main section of the rear garden. The southerly aspect rear garden is mainly laid to lawn with a patio area, ideal for al-fresco dining. The generous garden plot is over 250 Ft. in length, sides onto the cricket pitch and backs onto fields. There are four cabins in the garden, approximately 24Ft. in length, and all benefitting from lighting and power. The main Cabin features work surface with a sink and drainer, and an en-suite shower room. The other three cabins are currently being used as a workshop, gym and bar. To the front of the cottages there is a residents car park which the owners enjoys use of multiple parking spaces.













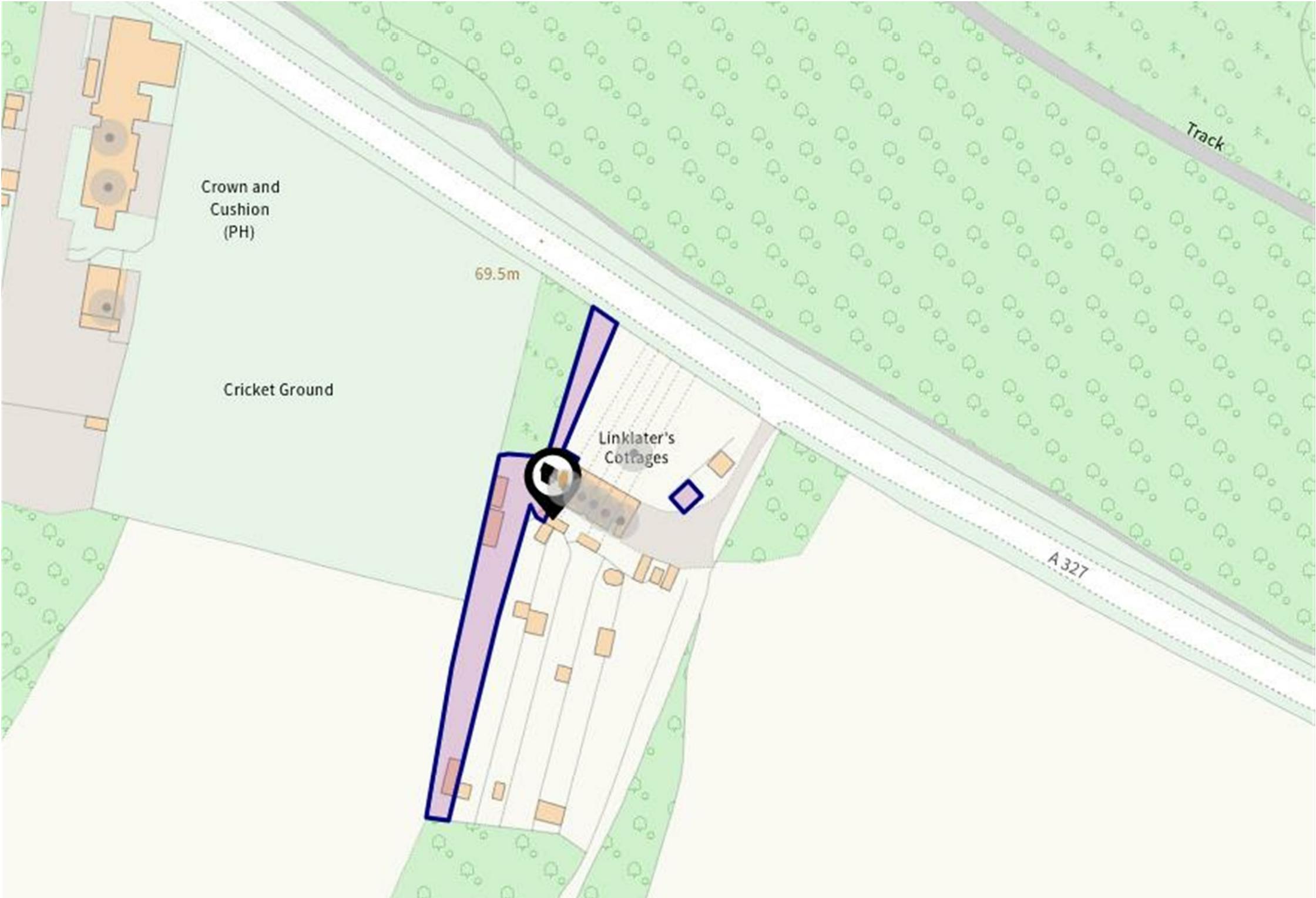












Crown and
Cushion
(PH)

Cricket Ground

69.5m

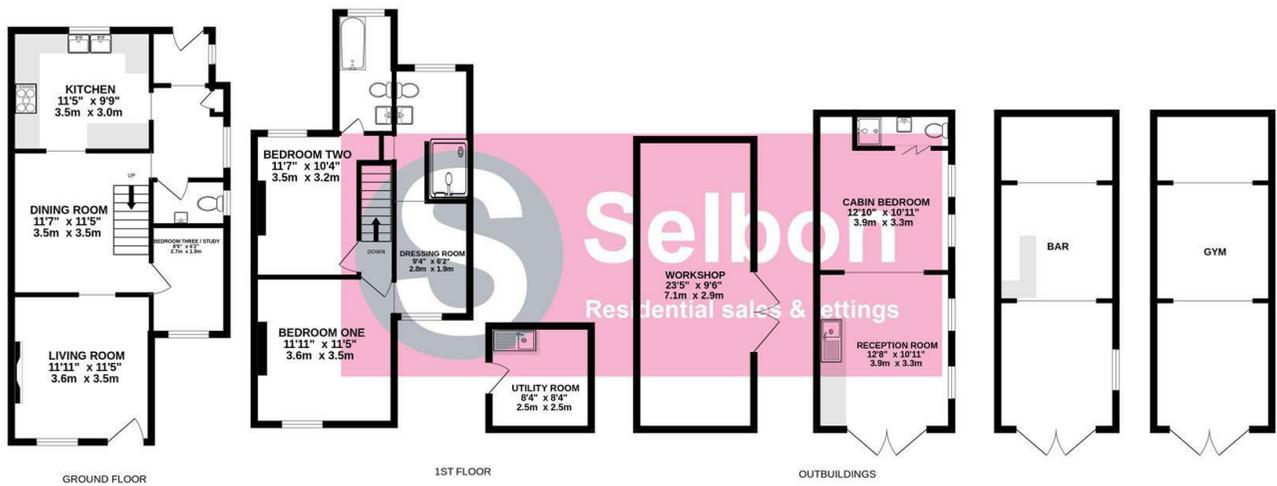
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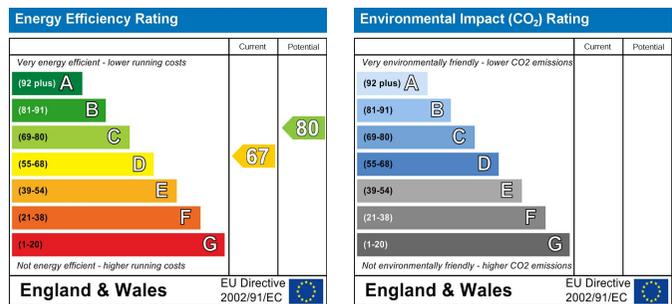
Floor Plans

Area Map



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Graph



Viewing

Council Tax Band: D

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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