



Badgers Copse | Camberley | GU15 1HW

Price Guide £700,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

## Badgers Copse | Camberley | GU15 1HW Price Guide £700,000

Situated within a small and established close of just five properties, this extended four bedroom detached family home is presented in excellent condition throughout and has been carefully maintained by the current owners.

- Extended Four Bedroom Detached Family Home
- Immaculately Presented Throughout
- Three Reception Areas Plus Separate Study
- Air Conditioning
- Close of Only Five Properties
- Open Plan Kitchen/Breakfast Room
- Refitted En Suite & Family Bathroom
- Landscaped Rear Garden with Pergola & Summer House

### Accommodation

The ground floor offers a flexible arrangement of living space, with the main reception room opening through to the dining area and onwards to the conservatory overlooking the rear garden. There is also a separate study, ideal for those working from home, whilst the kitchen/breakfast room is fitted with a range of units and incorporates a breakfast bar together with bespoke understairs storage. A cloakroom completes the ground floor accommodation. The house benefits from air conditioning and triple glazed windows. To the first floor are four good-sized bedrooms. The principal bedroom benefits from fitted storage cupboards and a recently refitted ensuite shower room, whilst the remaining bedrooms are served by a modern refitted family bathroom.



Cul-de-sac  
location



## Outside

The rear garden has been landscaped to create an attractive and low-maintenance space, with areas for both seating and entertaining. A pergola provides a further outdoor seating area, whilst the summer house benefits from power and offers useful additional space. Gated access is available to both sides of the property. To the front, the driveway provides parking for several vehicles together with an electric vehicle charging point. There is also a detached double garage providing further parking and storage.

## Location

The location is particularly convenient for families, with the property situated within easy reach of Tomlinscote School and Ravenscote Junior School, both of which are highly regarded locally. The property is also well placed for local amenities and transport links, whilst enjoying a tucked away, non-estate setting.



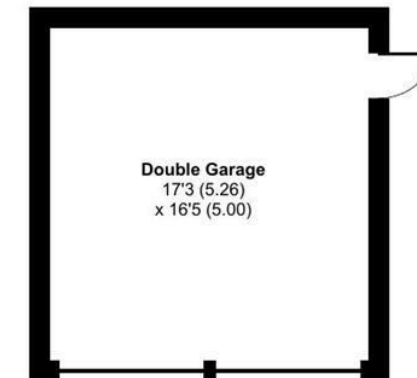
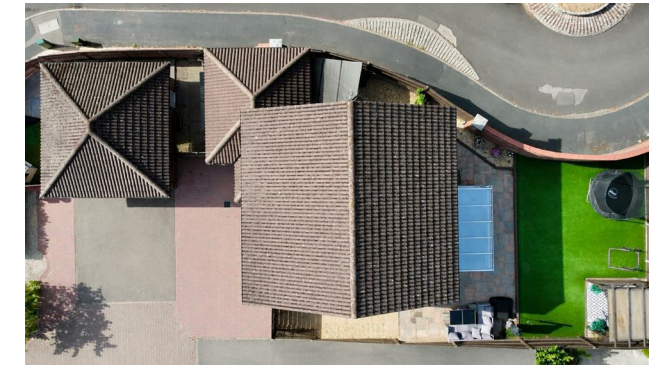
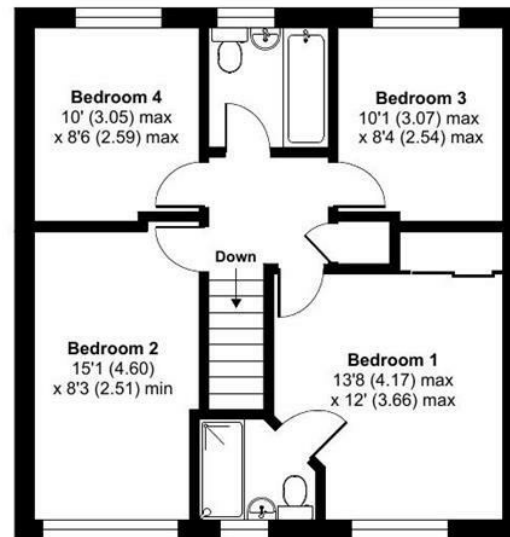
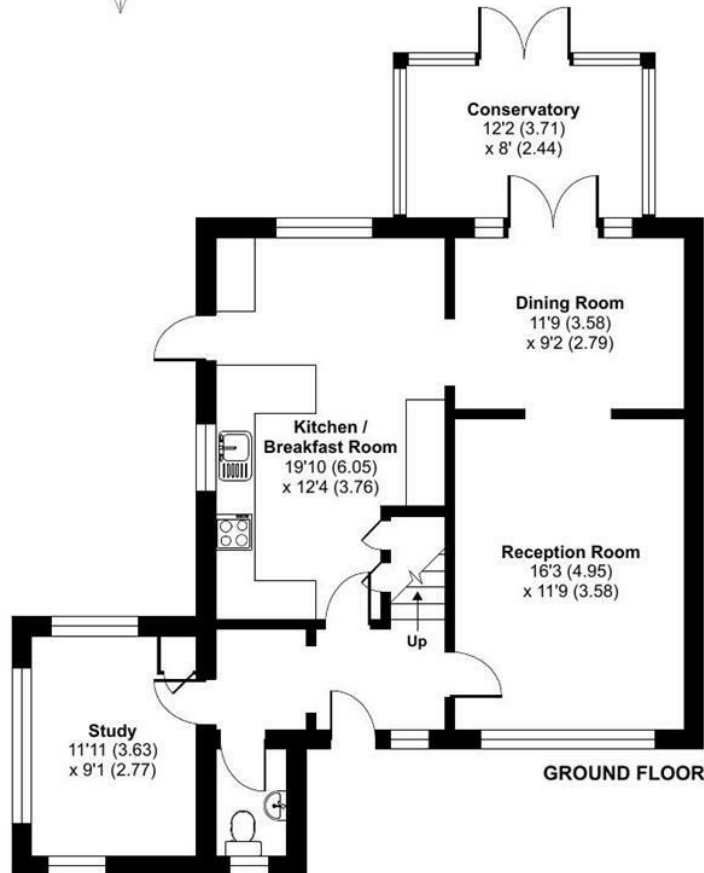
# Badgers Copse, Camberley, GU15

Approximate Area = 1502 sq ft / 139.5 sq m

Garage = 283 sq ft / 26.3 sq m

Total = 1785 sq ft / 165.8 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 70                      | 80        |
|                                             |   | 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: 1512974

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