Ballotin

Highclere Drive | Camberley | GU15 1JY

Freehold

Waterfords
Residential Sales & Lettings

Ballotin

Highclere Drive |
Camberley | GU15 1JY

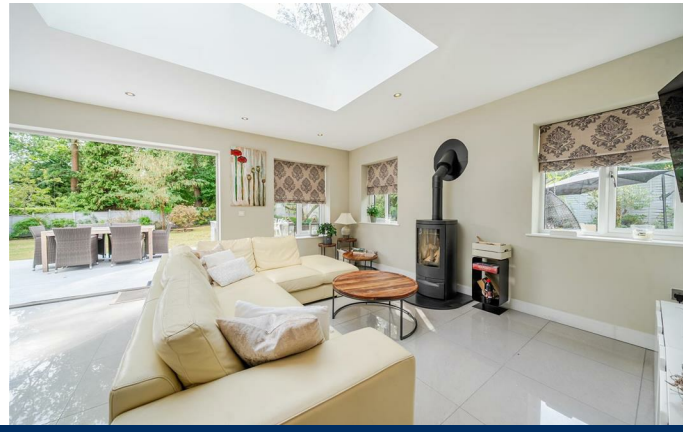
Ballotin is an extended 5 bedroom contemporary home offering an impressive 29ft open plan high-end kitchen//dining/sitting room with 2 additional reception rooms and occupies a pleasant 1/4 plot with secluded south facing gardens.

- 5 bedrooms
- 4 bathrooms
- 29ft kitchen/dining/sitting room
- Rear aspect living room
- Cul-de-sac location
- 1/4 of an acre plot
- Secluded south facing garden
- Study

Accommodation

This extended and well appointed home is approached by a spacious 22ft entrance hall with a downstairs cloakroom. The luxurious 29ft x 26ft open plan kitchen/dining/sitting room has two ceiling lanterns and rear aspect bi-folding doors to the garden. The sitting area has a log burning stove whilst the kitchen has a large peninsular complimented by quartz worksurfaces, and a well-equipped utility room with larder cabinet. The living accommodation is further complimented by a separate rear aspect living room and study, as well as a Family room or guest bedroom with an adjacent shower room.

Upstairs, the master bedroom has an ensuite bathroom with a separate bath and a walk-in dressing room, there is a second bedroom with an ensuite shower room, and the two remaining bedrooms are served by a spacious family bathroom.



1/4 of an
acre plot

Outside

The property is approached by a driveway with a double carport and offers parking for several cars. Access to the right-hand side of the leads to a secluded patio with an elegant Mediterranean style, adjacent to a summer house, and this opens to large, landscaped garden with a full-width L-shaped terrace in a contemporary style and an expanse of lawn bordered by mature shrub and interspersed by fruit trees. To the left hand side to an outdoor kitchen comprised of a barbeque and serving area with a stylish 'Crown Pavilion' wooden gazebo, allowing year-round alfresco dining.

Location

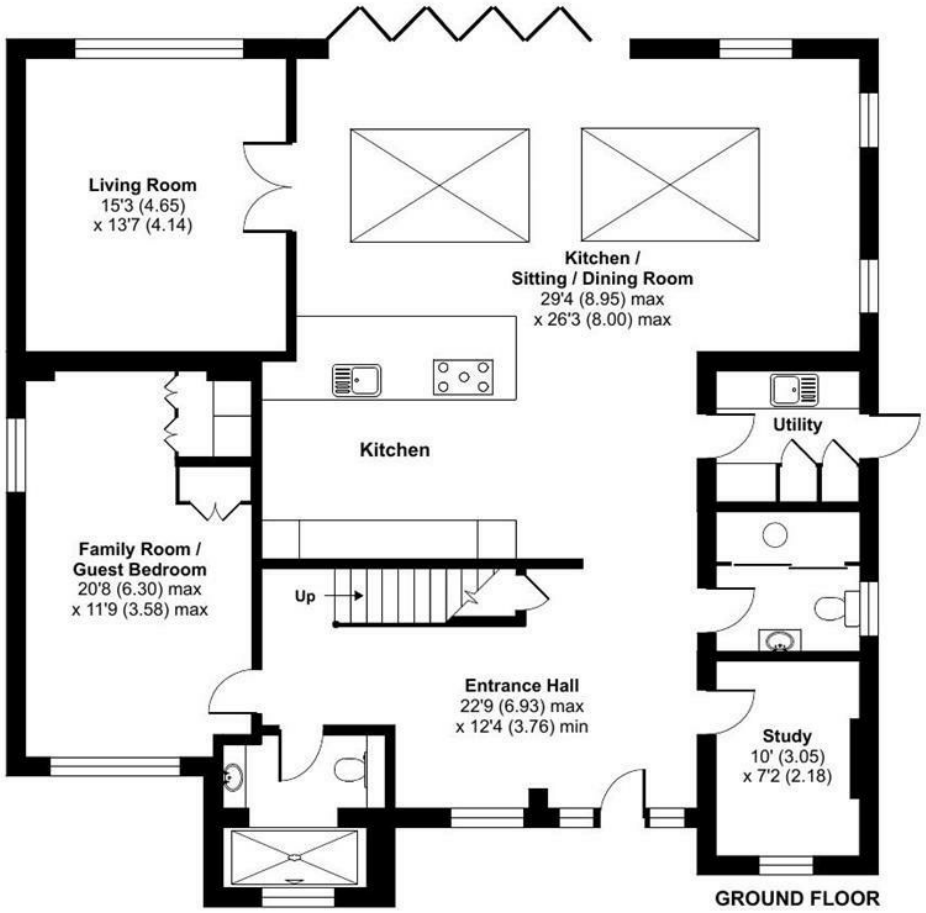
The property is situated within a highly regarded residential road and provides convenient access to Camberley town centre with its wide range of shops, restaurants and leisure facilities. The commuter has convenient access to the M3 and beyond, whilst Camberley Train Station provides routes to Ascot and Guildford, along with nearby Farnborough and Fleet stations offering fast links to London Waterloo. The property is also well positioned for a number of highly regarded schools and nearby woodland walks and open countryside.

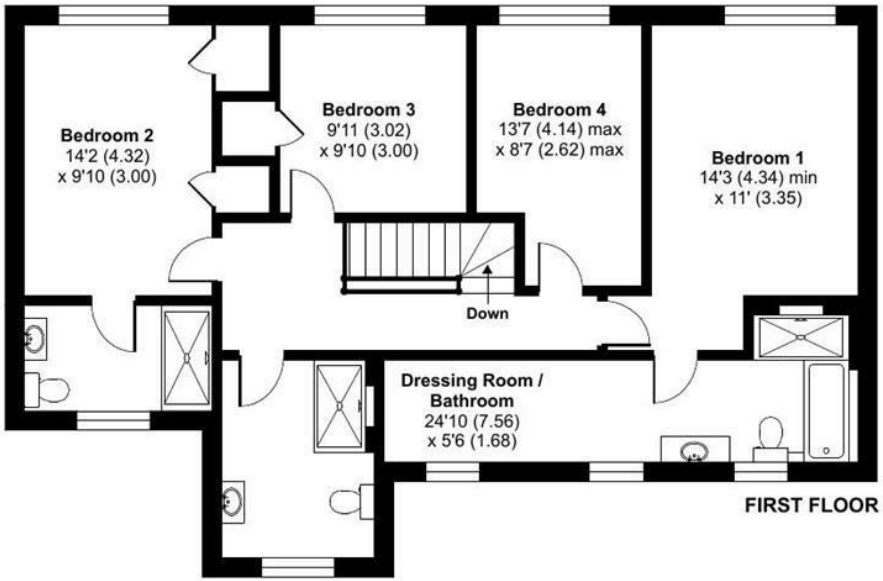
Cul-de-sac location

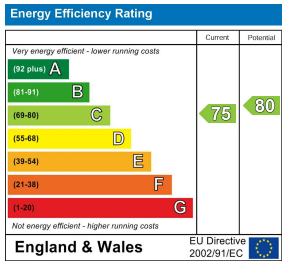
Highclere Drive, Camberley, GU15

Approximate Area = 2743 sq ft / 254.8 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). Produced for Waterfords. REF: 1515198

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