



**CAMBERLEY**

**£750,000**

**Nestled within a peaceful cul-de-sac, this impressive five-bedroom detached residence offers an exceptional blend of contemporary style, versatile living space and family-friendly surroundings.**



# Crofters Close, Deepcut, Camberley, GU16

Approximate Area = 1951 sq ft / 181.2 sq m

Limited Use Area(s) = 126 sq ft / 11.7 sq m

Garage = 320 sq ft / 29.7 sq m

Total = 2397 sq ft / 222.6 sq m

For identification only - Not to scale

Denotes restricted head height



## Crofters Close, Deepcut, Camberley, Surrey, GU16

- **Modern Five Bedroom Detached Residence**
- **Accommodation Arranged Over Three Floors**
- **Three Reception Rooms Including Study**
- **Two En-Suite Shower Rooms & Family Bathroom**
- **Enclosed Rear Garden, Double Garage & Driveway**
- **Cul-de-Sac Location Close to Schools & Canalside Walks**

Nestled within a peaceful cul-de-sac, this impressive five-bedroom detached residence offers an exceptional blend of contemporary style, versatile living space and family-friendly surroundings. Arranged over three spacious floors, the property has been thoughtfully designed to accommodate the demands of modern living, providing generous accommodation for growing families and those seeking space to work from home.

At the heart of the home is a beautifully appointed modern kitchen, creating the perfect setting for both everyday family life and entertaining. Complementing the kitchen are three well-proportioned reception rooms, including a welcoming lounge, formal dining room and a dedicated study, offering flexibility for relaxation, home working and social occasions. The five bedrooms are arranged across the upper floors, with the principal bedroom and a further bedroom benefiting from their own en-suite facilities, while the remaining accommodation is served by a stylish family bathroom, ensuring comfort and practicality for busy households.

Outside, the enclosed rear garden provides a private retreat for outdoor dining, children's play and summer entertaining. To the front, a driveway offers off-street parking and leads to a double garage, enhancing both convenience and storage options.

The location is particularly appealing, with picturesque Canalside walks nearby and a selection of highly regarded local schools within easy reach. Combining modern living with a desirable residential setting, this attractive home presents an excellent opportunity for families seeking both lifestyle and convenience.

Camberley offers a diverse selection of both national and independent retailers, creating a vibrant shopping environment. The Atrium leisure complex features a nine-screen cinema, bowling alley, health and fitness centre, as well as a variety of cafés and restaurants. For commuters, Camberley railway station provides direct services to London Waterloo, with additional options available from nearby Farnborough. The M3 motorway ensures convenient road access to both London and the West Country, while Heathrow Airport is approximately 18 miles away. The nearby Meadows retail park is home to major outlets such as Marks & Spencer and Next. Leisure and sports facilities in the area are extensive, including Camberley Heath Golf Club, Camberley Cricket Club, and the Camberley Theatre. Additional amenities include football, rugby, tennis, and private health clubs. Pennyhill Park, a renowned luxury spa hotel and restaurant, is also located nearby. The town is well served by a range of highly regarded schools in both the state and independent sectors.

Council Tax Band G - EPC Rating C - Tenure: Freehold

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



