



21 Firwood Drive  
Camberley | Surrey | GU1 2AB

 FINE & COUNTRY

# 21 FIRWOOD DRIVE

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Moments from the vibrant heart of Camberley yet quietly positioned along one of its most sought-after tree-lined roads, this exceptional four-bedroom detached home offers a rare blend of contemporary design, lifestyle-led living and superb convenience.



### Accommodation Introduction

Beautifully renovated and thoughtfully extended, the home has been crafted for modern family life, where light-filled spaces, elegant architectural details and superb entertaining areas come together to create a truly distinctive residence.

### A Distinctive Contemporary Home on One of Camberley's Most Desirable Tree-Lined Roads

Set along a prestigious tree-lined avenue just a two-minute walk from Camberley town centre, this remarkable four-bedroom detached home has been thoughtfully renovated and extended to create an exceptional contemporary residence designed for modern family living.

Behind its attractive façade and generous gravel driveway, the home unfolds into a beautifully curated interior where light, volume and flow shape the atmosphere. Carefully chosen materials, expansive glazing and striking architectural features combine to create a home that feels both sophisticated and wonderfully welcoming.

### The Heart of the Home

At the centre of the property lies a spectacular open-plan kitchen, dining and living space, a dramatic vaulted room that truly forms the heart of the home.

The contemporary kitchen is beautifully designed around a substantial central island with integrated induction hob and sleek cabinetry, offering both style and practicality. This sociable space flows effortlessly into a relaxed lounge area beneath the vaulted ceiling, where large windows frame views of the garden while a contemporary wood-burning stove adds warmth and character during the cooler months.

Expansive Crittall style doors and windows flood the space with natural light and create a seamless transition to the garden, where an impressive covered outdoor kitchen and entertaining area allows for al fresco dining and gatherings throughout the year.

### Spaces Designed for Entertaining

The home has been designed with entertaining in mind. The formal dining room has been cleverly styled as a vibrant entertainment space, complete with bar area and retractable cinema screen, creating a sports bar-inspired environment perfect for hosting friends, celebrating big sporting moments or enjoying relaxed movie nights.









# SELLER INSIGHT

“ We have lived in Camberley for nearly 20 years, moving 14 years ago to Firwood drive to raise our three children. We were attracted by the proximity to the town centre, allowing our then teenager the freedom to get around independently, while also making it easy for meeting up with friends along with our toddler and new baby. Our closeness to the centre surprises many visitors as the road is so quiet and peaceful, which is probably why many of the residents have lived here for decades!

Over the years we redesigned and renovated the living spaces and bedrooms to accommodate the different ages of children as well as our lifestyle – which includes working from home, entertaining friends, enjoying the different parts of the garden and outdoor cooking. We are a sports loving family and have made sure that whether we are playing basketball at home, returning from rugby or cricket, going cycling or watching the football while having a game of pool or darts – everything is catered for. While we love how cosy the house is during winter, with all the glass it can get warm in the summer - which is why we installed air conditioning (which also provide additional heat when rarely needed) throughout the entire house. We tried to balance the impact of this by installing solar panels, storage batteries and an electric car charging point.

We have managed to ensure that the spaces allow for separation and being together – with lots of glass allowing light to flow around the ground floor, but not sound if we don't want it. We all love being in front of wood burner in the main living space, although we usually also have the sport on the television! The bedrooms are all doubles and essential for our family, all with en-suite shower or bathrooms. We love having coffee and tea making facilities upstairs and enjoy the odd lazy morning having our drinks in bed and watching activities in the garden. The children have enjoyed having the option of upstairs or more grown up downstairs bedrooms, and definitely make use of the high speed internet connection!

The local area has walking access to so many options for schools, sports clubs (rugby, cricket, tennis, boules, football to name but a few), social activities, gyms, parks, theatres and places to eat (well-known chains and independent restaurants such as the outstanding Golden Bull) you are genuinely spoiled for choice. With public transport links easily accessible (we are situated on the quiet part of the railway line) and plenty of parking on the driveway as well as residents parking on the road, you will be well positioned to explore further afield or have your friends and family to visit.

Our decision to move closer to family has been made very difficult when we consider everything we have on our doorstep that we will be leaving behind. It has been a wonderful place to raise our family and we hope the new owners are able to enjoy Camberley and the surrounding areas as much as we have.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







### Architectural Flow

One of the home's most striking design features is the use of internal Crittall-style doors and windows, which link the dining area to a beautifully appointed lounge reception room. These elegant architectural elements allow light to travel through the house while subtly defining each space. From the lounge, a set of double doors lead through to a dedicated study or home office, providing an ideal setting for remote working while remaining connected to the life of the home.







### Practical Living

Beyond the kitchen lies a spacious utility room offering extensive storage, a dedicated laundry area and a separate downstairs WC. The utility room also provides convenient external access to a private gated courtyard at the front of the property, creating a practical secondary entrance for everyday family life. The ground floor also benefits from a generous guest bedroom suite with its own en-suite bathroom, offering ideal accommodation for guests or multi-generational living.





### Restful Bedrooms

Upstairs, three further generously proportioned bedrooms each enjoy the luxury of their own en-suite bathroom, ensuring comfort and privacy for every member of the household. The principal bedroom suite with a dedicated dressing area offers particularly generous proportions and a calm, restful atmosphere.





### Outdoor Living

The rear garden provides a wonderful extension of the home's living spaces. A broad terrace leads from the house and offers the perfect setting for outdoor dining, while the lawn creates ample space for children to play and for relaxed summer afternoons. The covered outdoor kitchen and barbecue pavilion adds another dimension to entertaining, allowing gatherings to continue long after the sun has set.

### Modern Comfort and Efficiency

The property also benefits from a number of thoughtful modern features including solar panels, air conditioning, professionally installed wired and wireless internet connections throughout and an EV charging point, combining sustainability with everyday comfort.

### Local Area & Lifestyle

Positioned on one of Camberley's most desirable tree-lined residential roads, the property enjoys the rare balance of peaceful surroundings and exceptional convenience, with the vibrant town centre just a two-minute walk from the front door.

Camberley has quietly evolved into one of Surrey's most appealing lifestyle towns, where modern amenities, leisure destinations and surrounding countryside combine to create an environment perfectly suited to contemporary living.

The pedestrianised High Street and The Square shopping centre form the heart of the town, offering a wide range of national retailers, boutique stores and everyday conveniences. A thriving café culture and growing selection of restaurants and bars provide everything from relaxed brunch venues to stylish evening dining.

At the centre of Camberley's social scene is The Atrium, a vibrant leisure destination featuring a state-of-the-art multi-screen cinema, bowling alley and restaurants, making it a popular hub for evenings out and relaxed weekend gatherings with friends and family.

For larger retail needs, The Meadows retail park lies just a short drive away and offers the convenience of a Tesco Extra superstore and an extensive Marks & Spencer store, alongside a Next Superstore with generous parking, providing everything from weekly groceries to fashion and homeware.

Beyond the town's amenities, the surrounding area offers an abundance of lifestyle destinations. Just a short drive away lies Pennyhill Park, a renowned luxury country house hotel set within beautifully landscaped grounds. Its award-winning Pennyhill Park Spa, widely regarded as one of the finest in the country, offers an exceptional wellness experience with thermal pools, relaxation areas and acclaimed dining – perfect for indulgent afternoons or special celebrations.

### Green Spaces

Camberley is also ideally positioned for those who enjoy the outdoors, with an abundance of nearby green spaces and nature reserves.





One of the area's most cherished outdoor destinations is Lightwater Country Park, set within approximately 59 hectares (around 145 acres) of heathland, woodland, ponds and open meadows.

The park offers scenic walking trails, nature routes and panoramic viewpoints, along with a café, playground, adventure golf and fishing lake, making it a favourite for family outings, dog walks and peaceful countryside escapes.

Families are equally well served by The Look Out Discovery Centre in Bracknell, located within the beautiful Swinley Forest, which spans more than 1,000 hectares of woodland.

The centre features over 90 interactive science exhibits, alongside an impressive outdoor 'Go Ape' adventure playground, forest walks and cycling trails – a much-loved destination for children and families throughout the year.

### **Education**

The area is particularly attractive to families thanks to its excellent choice of schooling. Collingwood College is a highly regarded secondary school serving the local community, while a number of respected primary schools can be found within easy reach.

The wider area also offers access to several highly regarded independent schools including Hall Grove School in Bagshot, Woodcote House School, LVS Ascot, and The Marist School in Sunninghill, all within comfortable driving distance.

### **Connectivity**

For commuters, Camberley railway station is conveniently located nearby and sits on the Ascot to Guildford line, offering regular services connecting to Ascot, Aldershot and Guildford. From Ascot and Ash Vale, onward connections provide access into London Waterloo, making the location well suited to those commuting to the capital while enjoying the lifestyle benefits of Surrey living.

Road connections are equally impressive, with the A30 and nearby M3 motorway providing swift access to London, Heathrow Airport and the wider motorway network.

### **Lifestyle**

One of the many attractions of living in Camberley is its exceptional connectivity to some of the South East's most desirable destinations. Whether enjoying world-class sporting events, countryside escapes or convenient travel links, the area is perfectly positioned for a wide variety of lifestyles.

The internationally renowned Ascot Racecourse lies just a short drive away and hosts the prestigious Royal Ascot, one of the highlights of the British sporting and social calendar.

Golf enthusiasts are equally well served, with a number of outstanding courses nearby including Wentworth Golf Club, Sunningdale Golf Club, and The Berkshire



### Approximate Distances

Camberley Town Centre – 0.2 miles  
Camberley Railway Station – 0.6 miles  
The Meadows Retail Park (Tesco & M&S) – 2.5 miles  
Lightwater Country Park – 3 miles  
The Look Out Discovery Centre, Bracknell – 7 miles  
Pennyhill Park Hotel & Spa – 4 miles  
Ascot Racecourse – 6 miles  
Sunningdale Golf Club – 7 miles  
Wentworth Golf Club – 10 miles  
Windsor – 14 miles  
Heathrow Airport – 18 miles  
Central London – 29 miles

### Services, Utilities & Property Information

Local Authority: Surrey Heath  
Tenure: Freehold | EPC C Council | Tax Band: G  
Construction Type: Brick & Tiles  
Utilities: Water Supply, Sewerage – South East Water, Heating Gas – Octopus, Electricity Supply - Octopus  
Mobile Phone Coverage: 4G mobile signal is available in the area, we advise you to check with your provider.  
Broadband Availability: FTTP - Ultrafast Broadband Speed is available in the area. We advise that you check with your provider.  
Off Road Parking Spaces: 4 vehicles

### Viewing Arrangements

Strictly via the vendors sole agent at Fine & Country Guildford, Woking and Cranleigh, Robert Cable +44 (0)1483 600 844

### Website

For more information visit Fine & Country Guildford, Woking and Cranleigh [www.fineandcountry.co.uk/guildford-woking-and-cranleigh-estate-agents](http://www.fineandcountry.co.uk/guildford-woking-and-cranleigh-estate-agents)

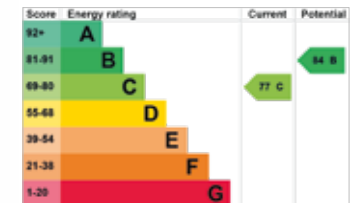
### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm  
Saturday - 9.00 am - 4.30 pm  
Sunday - By appointment only



**TOTAL: 3215 sq. ft, 298 m2**  
**GROUND FLOOR: 2297 sq. ft, 213 m2, FIRST FLOOR: 918 sq. ft, 85 m2, 3rd floor: 0 sq. ft, 0 m2**  
**EXCLUDED AREAS: " ": 461 sq. ft, 42 m2, COVERED PATIO: 111 sq. ft, 10 m2, SHED: 155 sq. ft, 14 m2,**  
**WALLS: 224 sq. ft, 23 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information; buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed xxxx.2026





# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION



## ROBERT CABLE

PARTNER AGENT

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With a career spanning 25 years in marketing and property, I have genuine passion for all things property related and specialise in listed buildings. I take pride in providing a dedicated professional and friendly service, building trusted one-to-one relationships with my clients

From the creation of personalised bespoke marketing plans through to completion and beyond I will be with you every step of the journey to ensure your property sale is an enjoyable experience and that the roller coaster ride is as smooth and stress free as possible.

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The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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