



Heatherdale House
Heatherdale Road | Camberley | Surrey | GU15 2LR

 FINE & COUNTRY

HEATHERDALE HOUSE

On the market for the first time since 1979, Heatherdale House offers around 4,600 sq ft of late-Victorian character and flexible family space, set within established garden in a highly sought-after Camberley location.



Accommodation summary

A substantial late Victorian family home, offering generous and adaptable accommodation within established private gardens in the most sought-after part of Camberley. The property has been owned by the same family since 1979 and is now offered on the open market for the first time in almost half a century.

Built in the late 1890's by Colonel Pomsonby Watts for his three daughters, Heatherdale House is one of the earlier substantial homes in the locality. Cleverly designed to benefit from natural light with the sun rising on the breakfast room and setting on the dining room to ensure the house is flooded with natural light throughout the day.

Providing approximately 4,600 sq ft within the main house and almost 5,000 sq ft overall, including the garage and ancillary areas, this is a home of considerable scale. The accommodation is arranged over three floors and offers flexibility for family life, working from home and visiting guests.

The gated residence is approached along a gravel driveway framed by mature rhododendrons. Its red-brick elevations, steep gables, decorative detailing and arched entrance give the property a strong sense of character, while established planting ensures a good degree of privacy.

Inside, the entrance hall immediately introduces the proportions of the house. High ceilings, large sash windows and traditional detailing continue throughout, with excellent natural light creating a bright and welcoming atmosphere.

The original fireplaces together with the period features perfectly reflect the property's late-19th-century origins. The spacious landings are finished in Farrow & Ball's Setting Plaster, with new carpets fitted in April 2026. The house has been modernised with careful consideration for its original architecture.

The reception rooms are particularly generous and provide a choice of spaces for both everyday family life and more formal entertaining. The main sitting room extends to more than 22 feet and enjoys plenty of natural light, together with views and access towards the garden. The adjoining conservatory is positioned to overlook the garden and provides a useful additional living area and a natural link between the house and grounds.

The dual access dining room with family and staff doors is a well-proportioned space that opens via an alcove to what was originally the gentlemen's smoking and whisky room, a set of French doors lead to the garden.

The spacious kitchen with a centre island leads to a separate breakfast room and a substantial utility room, creating a practical arrangement for family life.

A cloakroom and a study with direct access to the garden complete the ground floor which offers scope for a future owner to adapt the spaces to suit their own requirements.

A useful cellar is accessed from the inner hallway.

To the first floor there are five bedrooms, several with attractive garden views and original fireplaces. Additionally, there are two bathrooms and cloakroom to this floor, they have been maintained and updated, combining modern functionality with the traditional character of the property.















The second floor was originally the servants' quarters and features a large bedroom and a study along with a vast boarded attic room measuring approximately 35 feet by 22 feet which provides excellent storage.

The current configuration allows the house to be used with between five and seven bedrooms depending on individual needs. Whilst the attic room offers amazing future development potential.

Outside, the established wrap around gardens include areas of lawn, mature hedging, flowering shrubs and apple trees along the far boundary. There are several different seating spots along with imaginatively zoned areas that provide interest and intrigue. The mature planting provides a high degree of privacy.

The detached double garage occupies the site of the original stable block, providing parking and storage. Two EV charging points have also been discreetly installed.

Heatherdale House combines generous accommodation, original character and a practical, flexible layout. Its first sale since 1979 represents a rare opportunity to acquire a substantial family home with a long history and considerable scope for the future.











Location

Local Area & Lifestyle

Positioned on one of Camberley's most desirable residential roads, the property enjoys the rare balance of peaceful surroundings and exceptional convenience, with the vibrant town centre just a short distance away.

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 & Outdoor Living

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.





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.

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.

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 Golf Club, all widely regarded among the finest courses in the country.





Services, Utilities & Property Information

Local Authority: Surrey Heath Borough Council

Tenure: Freehold | EPC: D | Council Tax Band: G

Construction Type: Brick / Tiles

Utilities:

Water Supply & Sewerage Mains: South East Water

Heating Gas EoN, Electricity Supply – EoN, EV Charging Point.

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area, we advise you to check with your provider.

Broadband Availability: FTTP Ultrafast broadband is available in the area, we advise that you check with your provider.

Garage Parking Spaces: 2

Off Road Parking Spaces: 4 +

Directions:

Please use the following link to locate the property:

SatNav <https://what3words.com/forge.often.swung>

Viewing Arrangements:

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

Website

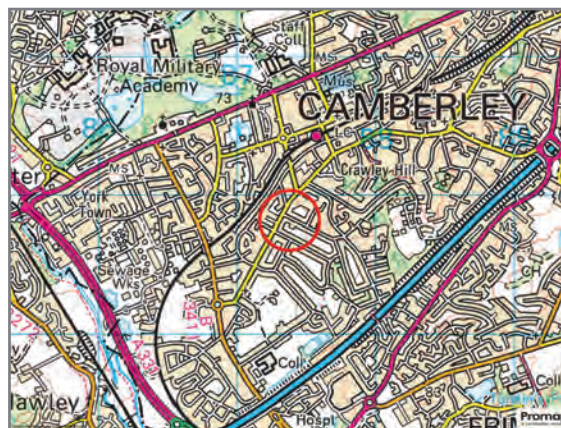
For more information visit Fine & Country Guildford, Woking and Cranleigh <https://www.fineandcountry.co.uk/guildford-woking-and-cranleigh-estate-agents>

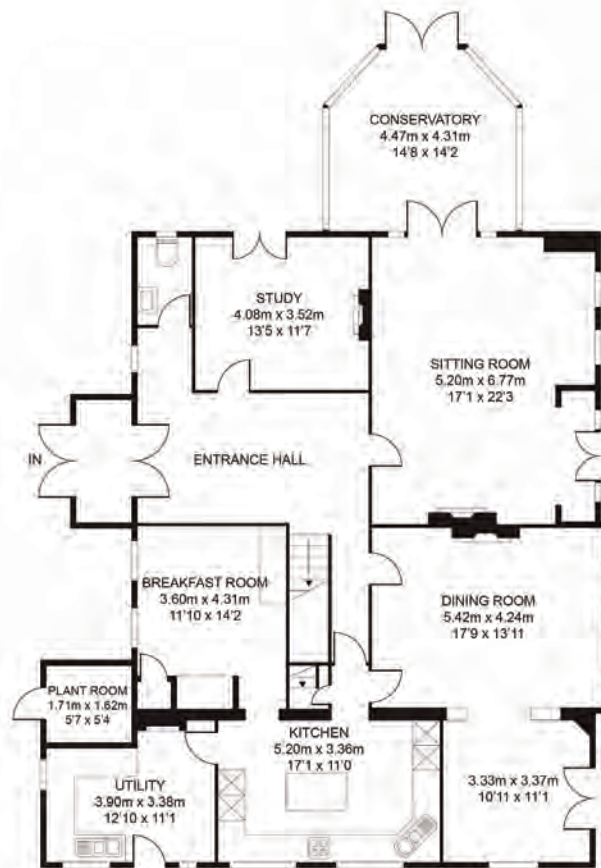
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

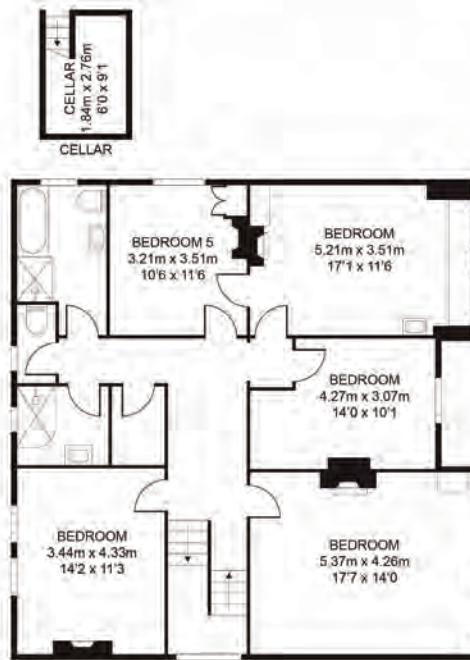
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

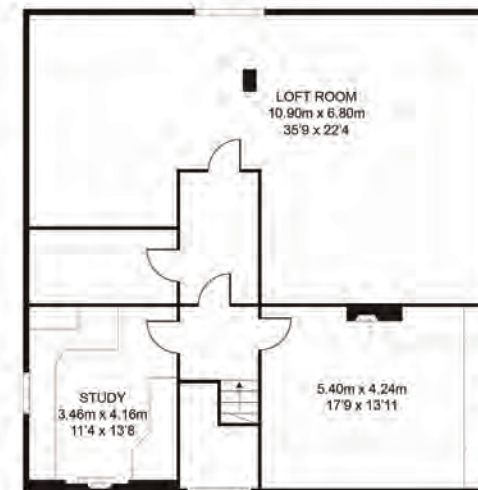




GROUND FLOOR



FIRST FLOOR



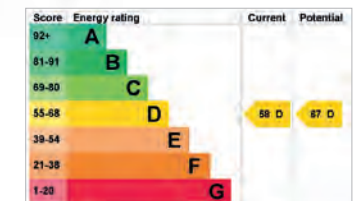
SECOND FLOOR

APPROXIMATE FLOOR AREA = 427.9 SQM / 4606 SQ FT
 CALLER = 5.0 SQM / 54 SQ FT
 GARAGE = 25.0 SQM / 269 SQ FT
 PLANT ROOM = 2.9 SQM / 31 SQ FT
 TOTAL = 480 SQM / 4960 SQ FT



(NOT SHOWN IN ACTUAL LOCATION/ ORIENTATION)

Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.





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



ROBERT CABLE

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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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