



Chatsworth Heights, CAMBERLEY, Surrey GU15 1NH

PRICE £1,050,000 Freehold

Jigsaw Estates are excited to present to the market this stunning detached family home which has undergone significant improvements and renovations throughout and offers a beautifully landscaped & southerly aspect rear garden with a real wow factor!

The property is situated in an established non estate location within easy reach of a number of local primary & secondary schools. The property is also conveniently situated within easy access to both Camberley town centre and train station and Bagshot village which offers a Waitrose supermarket. For commuters there is easy access to Junction 3 of the M3 as well as the A30 which provide routes into London & Heathrow.

The versatile accommodation of the property comprises four/five bedrooms, a living room, study/snug and a beautiful and re-fitted, high spec, open plan kitchen/dining/family room with low profile sliding doors leading directly onto the large terrace overlooking the garden. Further benefits include a re-fitted family bathroom, two stunning, re-fitted en-suites, a utility room and a large double garage with light, power & electric door and electric Tesla car charging port. The house is fully networked with 2 x AV racks with patch panels and a gigabit network switch. All AV/IT is centrally located resulting in no separate cables or boxes needed in individual rooms. There is a TV matrix and modern Control 4 system for distribution of TV and sound. There is also a commercial grade WiFi system giving full coverage of the house and terrace. Further smart systems in the house consist of hardwired Ring pro doorbell and Nest heating/hot water controls. The rear garden is the perfect entertaining space with a large terrace linking all the rooms across the back of the ground floor and a large automated awning for anyone wanting a little shade. There is a spacious, undercover, outside kitchen area and a decked path leading to the tranquil cabin located in the far corner of the garden, nestled amongst the trees. To the front of the property is a large driveway with steps leading up to the front

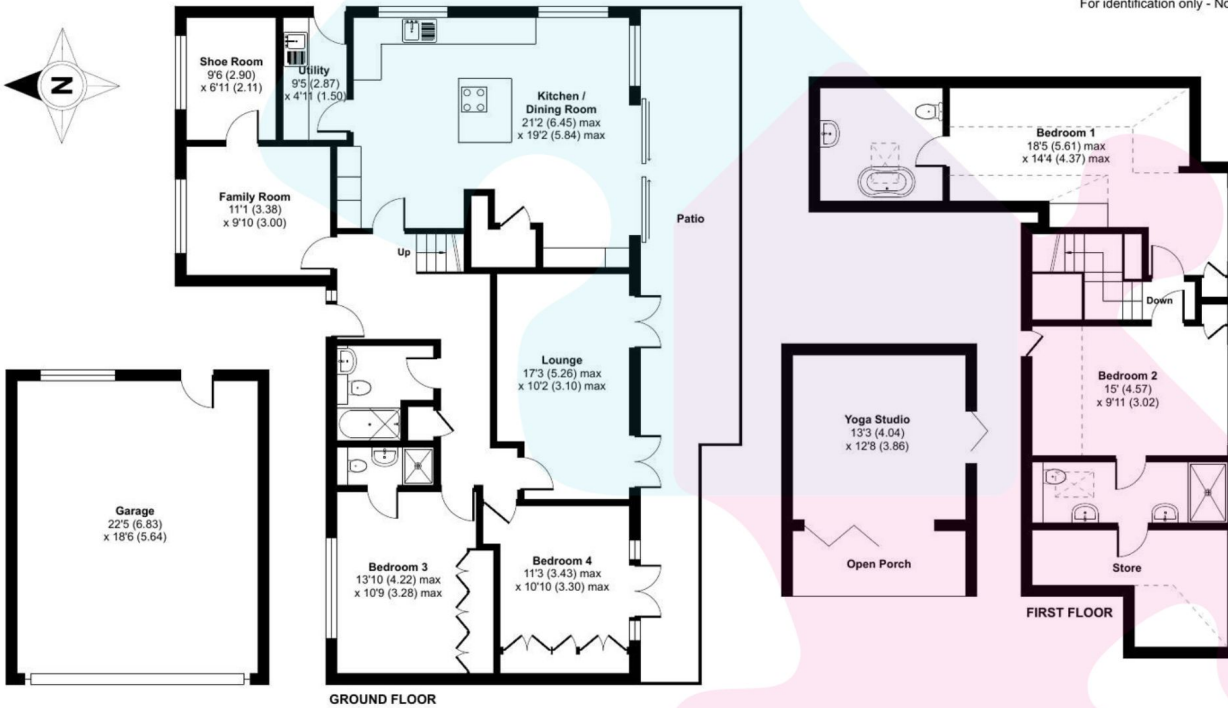


- RENOVATED TO A VERY HIGH STANDARD
- OPEN PLAN KITCHEN/DINING ROOM
- RE-FITTED EN-SUITES & FAMILY BATHROOM
- LOG CABIN & OUTDOOR KITCHEN AREA
- COMMERCIAL GRADE WIFI SYSTEM
- STUNNING REAR GARDEN
- FOUR/FIVE BEDROOMS
- DOUBLE GARAGE
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- CENTRAL HUB FOR ALL AVIIT SYSTEMS

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Approximate Area = 2332 sq ft / 216.6 sq m (includes garage)
 Limited Use Area(s) = 162 sq ft / 15 sq m
 Outbuilding = 168 sq ft / 15.6 sq m
 Total = 2662 sq ft / 247.2 sq m
 For identification only - Not to scale

Denotes restricted head height



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | | |
| (39-54) | E | 54 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

