



Youlden Drive, CAMBERLEY, Surrey GU15 1AL

Offers in Excess of £1,000,000 Freehold

This outstanding and individually designed residence offers an impressive blend of contemporary open-plan living, high-quality finishes and versatile accommodation, all set within beautifully landscaped grounds backing directly onto Camberley Heath Golf Club.

The heart of the home is the breathtaking open-plan ground floor space measuring approximately 40ft x 29ft — a superb area designed for both entertaining and everyday living. At its centre is a beautifully bespoke re-fitted kitchen featuring a substantial island with breakfast bar seating, extensive storage and integrated appliances. This flows seamlessly into a generous dining area and central seating space, creating a wonderfully sociable environment. A cosy snug with feature open fireplace provides a more intimate retreat, while underfloor heating runs throughout the entire space for year-round comfort.

Large sliding doors extend across the rear elevation, flooding the room with natural light and opening onto the garden, perfectly blending indoor and outdoor living.

The ground floor also benefits from a separate utility room, downstairs cloakroom and a study/playroom positioned away from the main living area, ideal for home working or family flexibility.

Upstairs, there are three generous bedrooms. The principal suite features a dressing area and a luxurious en-suite bathroom with both bath and separate shower, while the remaining bedrooms are served by a stylish modern shower room.

In addition to the main house, there is a completely detached one-bedroom annexe, ideal for multi-generational living, guests or potential rental income. It offers an open-plan living space with re-fitted kitchen and large island, a ground floor shower room, and upstairs a double bedroom with W.C., along with its own private courtyard garden.



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Approximate Internal Area = 1839 sq ft / 170.8 sq m

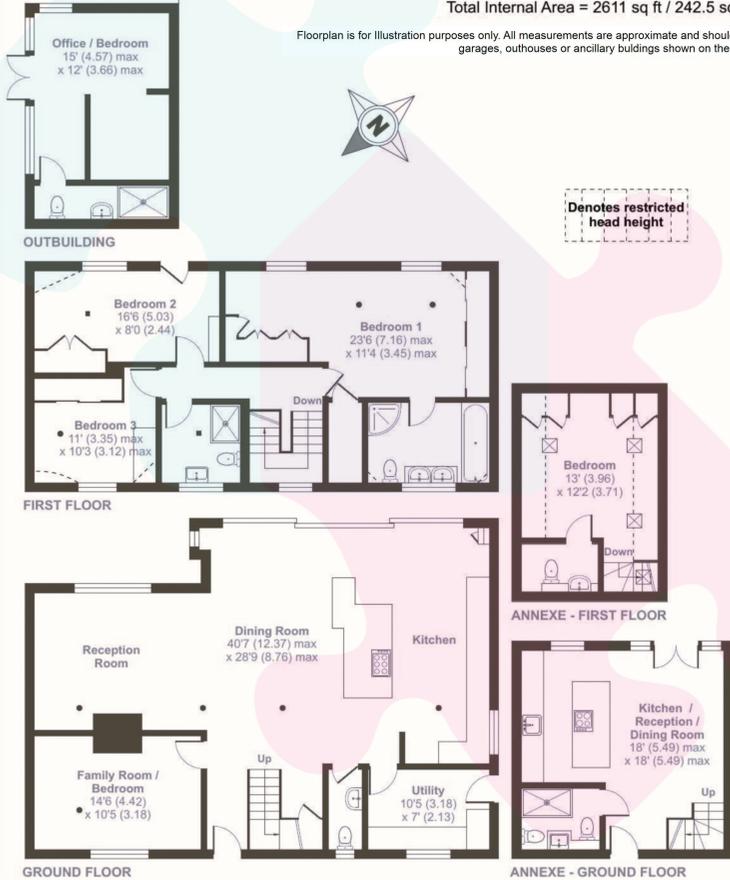
Limited Use Area(s) = 79 sq ft / 7.3 sq m

Annexe = 471 sq ft / 43.8 sq m

Outbuilding = 222 sq ft / 20.6 sq m

Total Internal Area = 2611 sq ft / 242.5 sq m

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.



- STUNNING OPEN PLAN LIVING
- A NUMBER OF SEATING AREAS
- UTILITY ROOM
- LANDSCAPED REAR GARDEN BACKING ONTO GOLF COURSE
- GARDEN CABIN WITH SHOWER ROOM
- BEAUTIFUL CONTEMPORARY KITCHEN
- SEPARATE STUDY/FAMILY ROOM
- UNDERFLOOR HEATING IN KITCHEN AND LIVING ROOM
- ONE BEDROOM DETACHED ANNEXE
- LARGE FRONTAGE FOR PARKING

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	70	80
England, Scotland & Wales		
	EU Directive 2002/91/EC	

