

Lime Tree Cottage, Springfield Road, CAMBERLEY, Surrey GU15 OFFERS IN EXCESS OF £1,100,000

Jigsaw Estates are proud to offer this substantial detached property, occupying a plot of approx 1/5 acre within one of Camberley's finest roads and within close proximity of Camberley Heath Golf Course.

In terms of accommodation the property is extremely versatile. The main first floor accommodation comprises four double bedrooms all with built in wardrobes and the principal bedroom has a dressing room and an en-suite shower room. The family bathroom has been refitted. The annexe part of the first floor (which is accessed via its own staircase) is currently arranged as a gym/media room, but obviously can be a further bedroom measuring at an enormous 23ft x 21ft and has an en-suite shower room.

In terms of ground floor accommodation, you enter into a spacious and welcoming reception hall leading to a study and a formal front aspect lounge measuring 16ft x 14ft. The house really opens up to the back where you find the kitchen/breakfast room, utility room and pantry. Then there is the impressive and all encompassing living/dining room measuring nearly 30ft x 13ft. From here there are folding casement



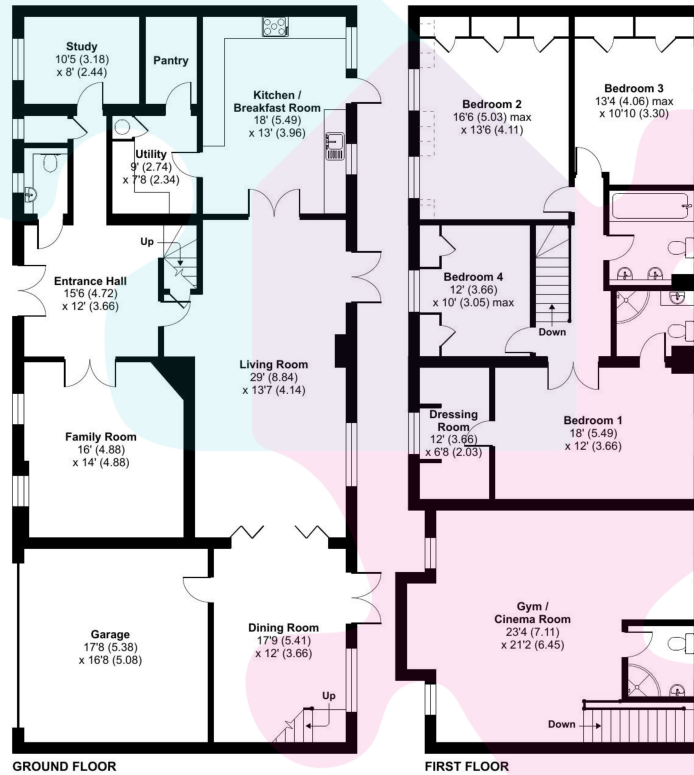
**Lime Tree Cottage Springfield Road,
Camberley, Surrey, GU15**

Approximate Area = 3548 sq ft / 329.6 sq m (includes garage)
Limited Use Area(s) = 13 sq ft / 1.2 sq m
Total = 3561 sq ft / 330.8 sq m

For identification only - Not to scale



Denotes restricted
head height



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.

- APPROX 3600 SQ FT
- SPRINGFIELD ROAD - PREMIER LOCATION NEXT TO CAMBERLEY HEATH GOLF COURSE
- FIVE DOUBLE BEDROOMS
- FAMILY BATHROOM & TWO EN-SUITE SHOWER ROOMS
- FULL ANNEXE POTENTIAL
- NO ONWARD CHAIN
- APPROX 0.2 ACRE PLOT
- FOUR RECEPTION ROOMS
- HOME AUTOMATION SYSTEM
- IN & OUT GATED DRIVEWAY WITH DOUBLE GARAGE AND CAR PORT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		64	80
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	