



Bears Lodge Sandy Lane, CAMBERLEY, Surrey GU15 2AG

PRICE £1,350,000 Freehold

Jigsaw Estates proudly presents this unique detached property occupying a plot approaching 0.55 of an acre, set within a peaceful conservation area and within walking distance of the town centre. The current owners constructed this quality family home in 2012 and in addition to the double detached garage, have also recently built a three vehicle oak framed carport/garage. Accommodation is set over three floors comprising of five bedrooms, master with large en-suite, a further Jack & Jill style shower room and a further shower room. The ground floor has a wonderful flow of reception space including study, large living room with log burner and an all encompassing kitchen/dining/family room measuring approximately 28 ft x 17ft. Further benefits include utility room, cloakroom, underfloor heating on ground & first floors, oak staircases, concrete ground and first floors, detached double garage and electric timber gates.

So to conclude, if you would like a large flat plot in a quiet spot, but within walking distance of the town centre, plenty of garaging for a car enthusiast and a unique property in excellent condition then call us today to book in your viewing.





This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.

- FLAT PLOT APPROACHING 0.55 ACRE
- TOTAL FLOOR SPACE OF APPROX 3500 FT²
- DETACHED OAK FRAMED TRIPLE CAR PORT/GARAGE
- THREE EN-SUITES
- SEPARATE FAMILY ROOM & LIVING ROOM
- BUILT IN 2012 BY CURRENT OWNERS

- QUIET LOCATION & WITHIN WALKING DISTANCE TO TOWN CENTRE
- DETACHED DOUBLE GARAGE
- FIVE BEDROOMS
- APPROX 28FT X 17FT KITCHEN/DINING/FAMILY ROOM WITH BIFOLDS
- UTILITY ROOM & CLOAKROOM

| 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 | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

