



Walkers Ridge, CAMBERLEY, Surrey GU15 2DF

PRICE £1,250,000 Freehold

Tucked away at the very end of the highly regarded Walkers Ridge, down a private driveway serving just this home, this exceptional detached residence offers over 3,500 sq ft of beautifully appointed and remarkably versatile accommodation in one of Camberley's premier addresses. Occupying an elevated plot of approximately one third of an acre, the property enjoys a wonderfully private, southerly facing garden and an immediate sense of seclusion on arrival.

The main living accommodation is arranged predominantly across one level and centres around a stunning, comprehensively refitted kitchen/breakfast room featuring a range of integrated appliances, sleek cabinetry and a boiling water tap. This impressive space flows seamlessly into the extended rear reception area, thoughtfully designed to create clearly defined yet sociable zones for dining and relaxation. A striking sky lantern floods the space with natural light, while large openings frame delightful views across the garden, enhancing the bright and airy feel throughout.

There are four generous bedrooms, with bedrooms one and two served by a well-appointed Jack and Jill en suite bathroom. Bedroom two further benefits from direct access to a substantial roof terrace, enjoying elevated views over the rear garden – a perfect retreat for morning coffee or evening relaxation. A separate snug/study provides an ideal work-from-home space and also houses the staircase leading to the lower ground floor.

The lower level is a true leisure suite, comprising a gym, cloakroom, sauna, heated indoor swimming pool and a spacious games/family room, creating an outstanding environment for entertaining and year-round enjoyment. This level also provides access to the integral double garage.

Externally, the current owners have widened the driveway to provide ample off-street parking in addition to the garage. The rear garden is a particular feature – southerly facing, mature and incredibly private, making full use of its elevated setting.

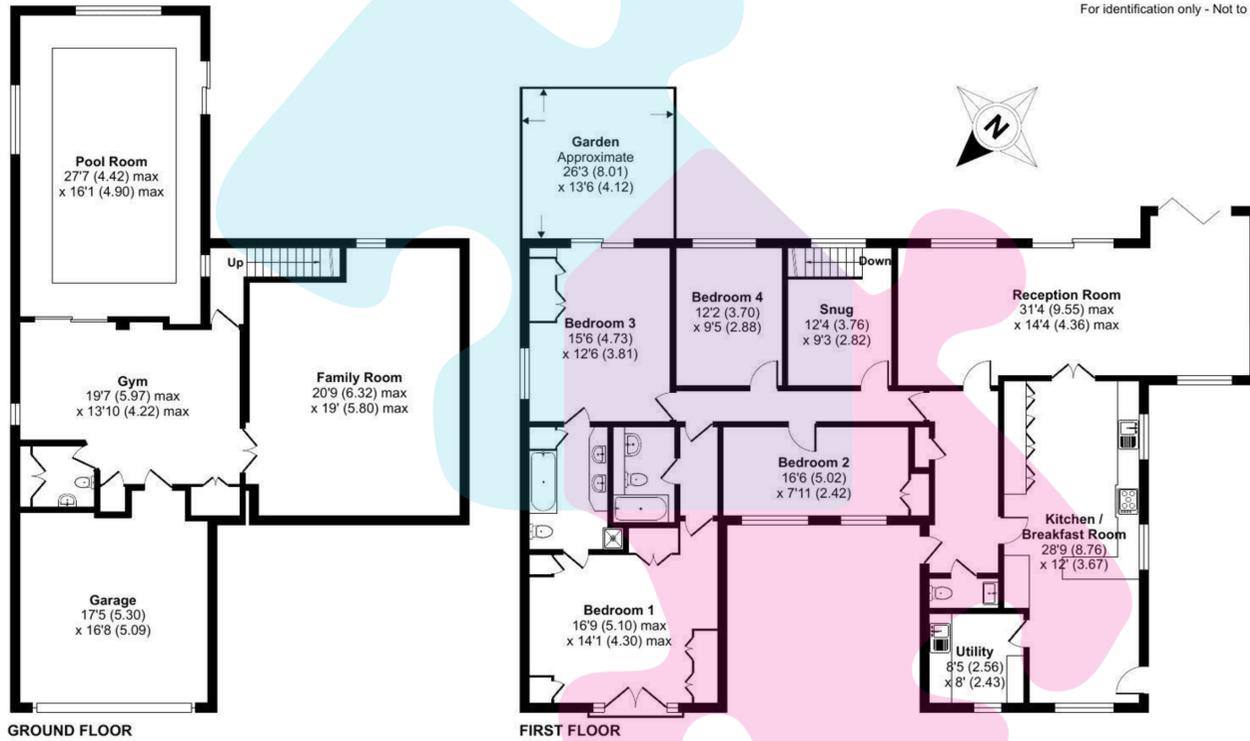


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Approximate Area = 3571 sq ft / 331.7 sq m (includes garage)

For identification only - Not to scale

- PREMIER ROAD IN CAMBERLEY
- ELEVATED AND SECLUDED PLOT
- STUNNING RE-FITTED KITCHEN/BREAKFAST ROOM
- INDOOR HEATED SWIMMING POOL
- GYM & SAUNA
- LARGE PRIVATE DRIVEWAY
- APPROACHING 1/3 ACRE
- FOUR BEDROOMS
- ROOF TERRACE WITH ELEVATED VIEWS
- GAMES
- DOUBLE GARAGE



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 72 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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.