



## CAMBERLEY, Surrey GU15 2DF

PRICE £1,195,000 Freehold

Jigsaw Estates are excited to present to the market this imposing detached family home situated behind a gated entrance in one of the areas most sought after roads.

The property occupies a generous plot with a large driveway providing ample parking for a great many cars. The rear garden is secluded and also includes a private side garden with pond and seating area. The main garden itself is beautifully maintained and has a patio overlooking the lawned area with a variety of seating areas & flower and shrub borders.

The versatile accommodation of the property consists of five double bedrooms and three generous receptions rooms. The re-fitted, open plan kitchen/dining room opens directly into the stunning Orangery with sky lantern and patio door to the garden. There is also a formal living room and large study. The ground floor also has two further rooms which are currently used as bedrooms. The largest of the two bedrooms on the ground floor has an en-suite bathroom. On the first floor there are a further three double bedrooms. The spacious Master bedroom has a dressing room and en-suite shower room. Further benefits include a utility room, cloakroom and gas central heating. There is also a large garage measuring 23'6 X 14'.

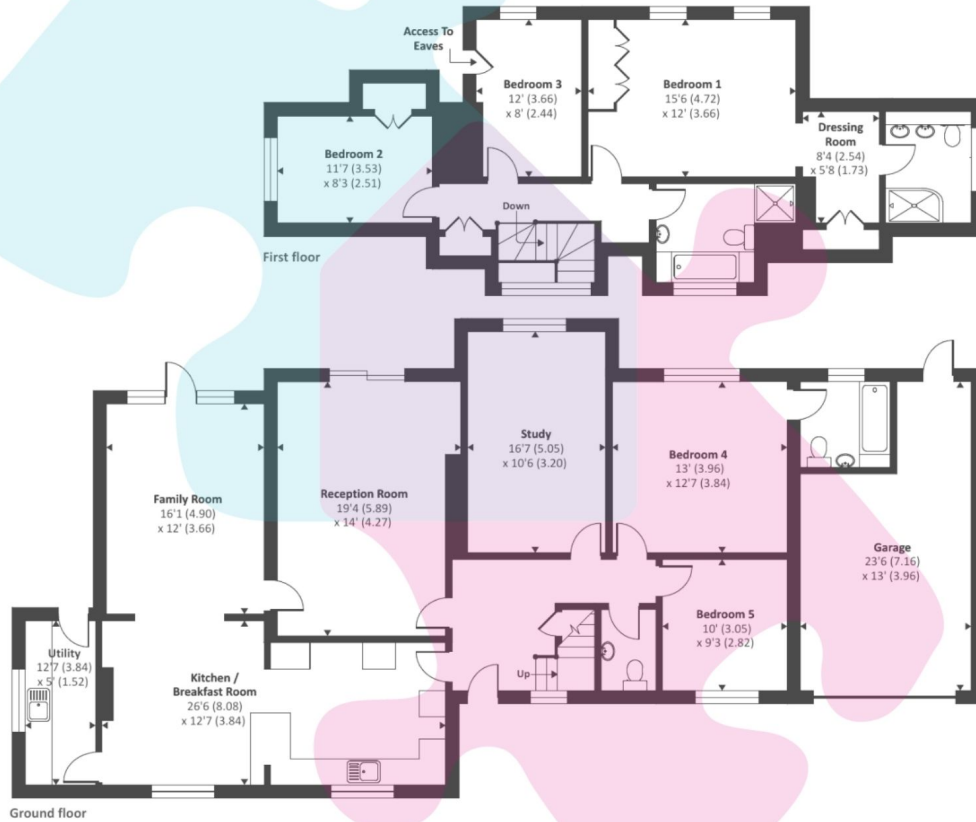


- PREMIER ROAD IN CAMBERLEY
- GENEROUS PLOT WITH LARGE DRIVEWAY
- THREE RECEPTION ROOMS
- OPEN PLAN RE-FITTED KITCHEN/BREAKFAST ROOM
- SECLUDED REAR GARDEN WITH FURTHER SIDE GARDEN
- DRESSING ROOM TO MASTER BEDROOM
- CLOSE TO LOCAL SCHOOLS
- FIVE BEDROOMS
- STUNNING ORANGERY
- DOUBLE GARAGE
- THREE BATHROOMS INCLUDING 2 EN-SUITES



Approximate Area = 2548 sq ft / 236.7 sq m (includes garage)

For identification only - Not to scale



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	80
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlicecom 2023.