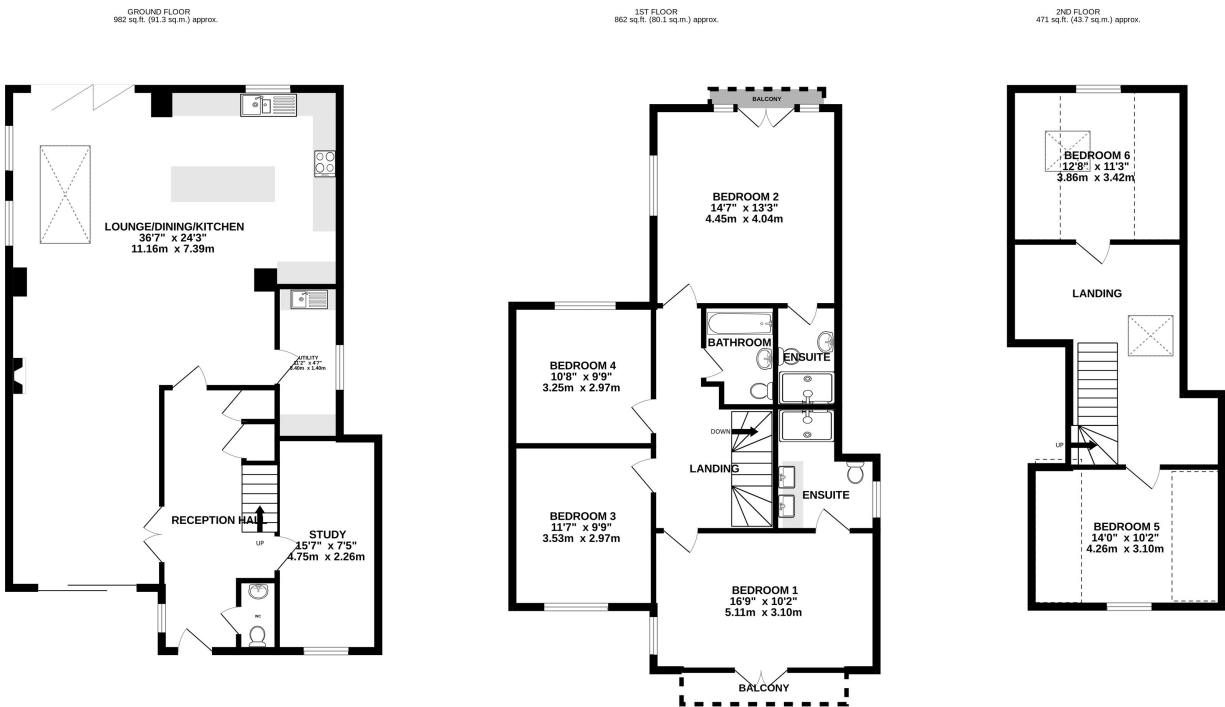


21 Bramble Bank
Frimley Green, Camberley. GU16 6PN



TOTAL FLOOR AREA : 2315 sq.ft. (215.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

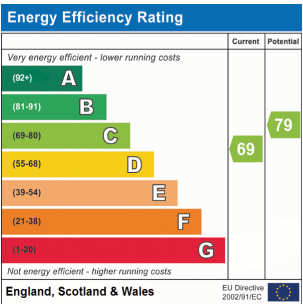
Made with Metropix ©2025



Offers Over £750,000 Freehold



- Six Bedroom Detached Family Home
- Two En-Suite Bathrooms Plus Family Bathroom
- Study and Utility Room
- Extended And Recently Refurbished
- No Onward Chain
- Arranged Over Three Floors
- 36ft Kitchen/Diner/Lounge
- 17ft Master Bedroom
- Planning Approval To Further Extend
- Double Garage with Additional Parking Spaces

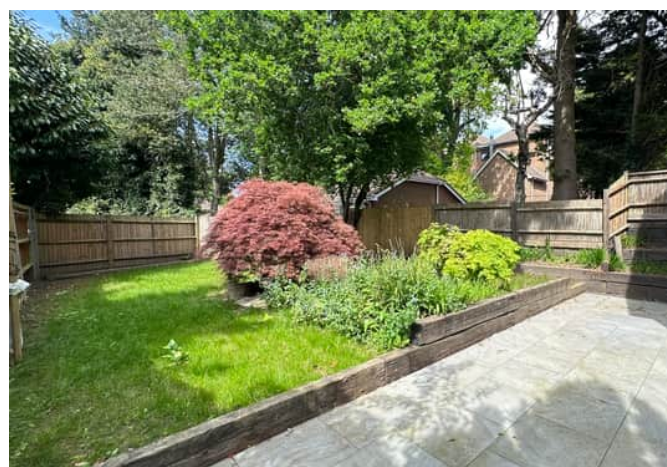
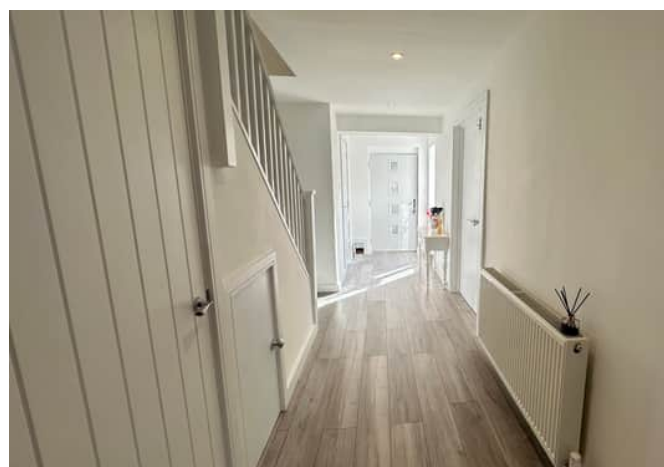


These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel 01252 838 899
1 Guildford Road, Frimley Green, Surrey, GU16 6NL



The Property

An immaculate family home, completely refurbished throughout over the last couple of years by the current owner and nestled in a quite cul-de-sac in Frimley Green, just a short walk from local shops, the popular village school and a variety of pubs and restaurants. On the ground floor there is spacious entrance hallway with downstairs cloakroom, storage cupboards and stairs to the first floor. There is a good size front aspect study/playroom and then the large bright open plan living space incorporates a fully fitted kitchen with island, living and dining area. There is also a separate utility room. To the first floor there are four double bedrooms and a family bathroom. Two of these have good-sized en-suites and patio doors onto a balcony. To the second floor there is a very large landing space which would make a great office or play area, and two further double bedrooms. Outside to the rear, the garden has a good sized patio area, side access to the front and a recently laid lawn enclosed by wood panel fencing. To the front, there is ample driveway parking and a large double garage.

EPC Rating: C Council Tax Band F: £3,534.79 p.a. (2025/26)

Location:

Surrounded by picturesque countryside, lakes and ancient woodland, Frimley Green Village is a friendly hamlet with a varied selection of independent shops, bakeries, cafes and country pubs. The Basingstoke Canal meanders to the east and south of the village and there are a number of open spaces within the village including Frimley Green Recreation ground and Frimley Lodge Park with well-kept woodland, children's playground, miniature railway and picnic areas. Transport links are nearby with junction 4 of the M3 being just a few minutes drive away, and the mainline train stations of Farnborough and Brookwood providing quick access into central London. Frimley Green is also well catered for with an excellent local nursery, and infant and junior schools.