



Coolarne Rise, CAMBERLEY, Surrey GU15 1NA

PRICE £850,000 Freehold

**** NO ONWARD CHAIN **** Jigsaw Estates are pleased to offer this unique Edwardian detached residence requiring modernisation, occupying a plot of approx 1/3 acre and close to Prior Heath, Crawley Ridge and Collingwood Schools. The property is in excess of 2600 ft² including the detached double garage and has a southerly facing side garden/patio area and the main garden is westerly facing with a range of evergreen trees and rhododendrons.

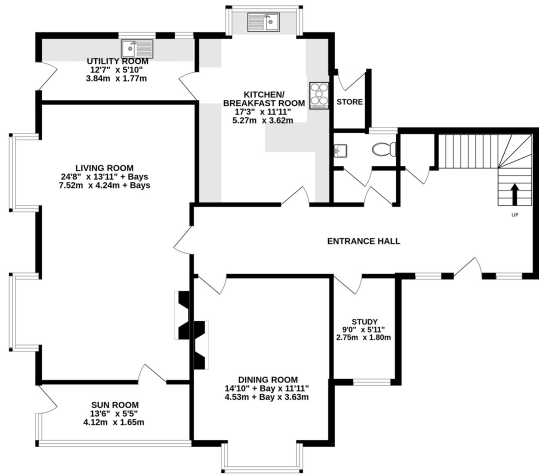
As soon as you enter the property you are greeted by a vast reception hall with a glorious staircase. The reception rooms meet the Edwardian standards of high ceilings and large proportions. For instance the drawing room is approx 25ft x 14ft with bay window recesses! Further to this there is the dining room, study and sun room. The kitchen/breakfast room overlooks the rear garden and leads onto the utility room. Upstairs there are four large double bedrooms, main bathroom and an en-suite bathroom to the principal bedroom.

The team here at Jigsaw Estates are all in love with this property, with it's potential to extend and ability to put your own stamp on it, plus the loft is huge which gives more potential to increase the living space!

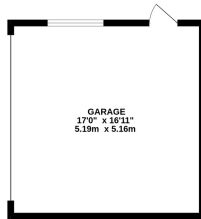
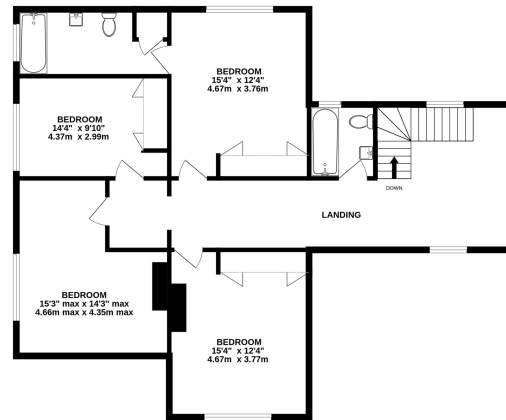
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or



GROUND FLOOR
1571 sq.ft. (146.0 sq.m.) approx.



1ST FLOOR
1078 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA : 2649 sq.ft. (246.1 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.

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- NO ONWARD CHAIN
- BUILT IN 1910
- APPROX 0.3 ACRE PLOT
- KITCHEN BREAKFAST ROOM & UTILITY ROOM
- PERIOD FEATURES SUCH AS THE EDWARDIAN HIGH CEILINGS AND FIREPLACES
- IN EXCESS OF 2600 SQ FT
- DOUBLE DETACHED DOUBLE GARAGE
- THREE RECEPTION ROOMS & SUN ROOM
- FOUR DOUBLE BEDROOMS WITH EN-SUITE BATHROOM TO MAIN BEDROOM
- REQUIRING MODERNISATION

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

