



Pine Cottage Garfield Road, CAMBERLEY, Surrey GU15 2JG

PRICE £875,000 Freehold

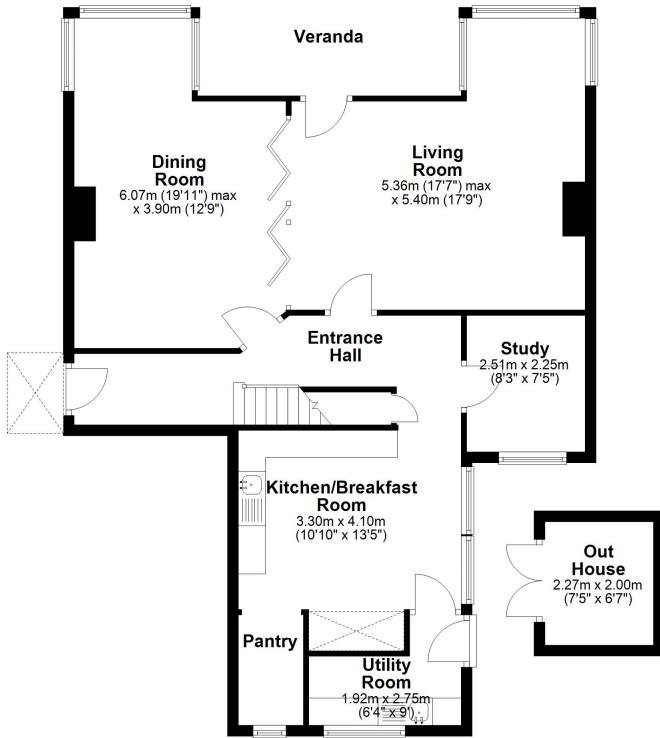
Jigsaw Estates are proud to offer this stunning and unique detached period property, built circa 1900, within a few minutes walk of Camberley Town centre. Upon entering the entrance hall it is clear that the present owners have injected a lot of time, energy and money into substantially renovating whilst retaining many original features. Anyone will be impressed with the 9ft high ceilings, open fireplaces, Karndean herringbone style flooring and cast iron radiators to name but a few.

In terms of first floor accommodation there are four double bedrooms (three of which are south facing overlooking the rear garden), a refitted en-suite shower room and a refitted family bathroom both with marble floors and high specification fixtures and fittings. We have also been advised there is a large loft space with potential to convert subject to the usual permissions. To the ground floor there are many wow factors, but our favourite is the huge living room and dining room which both have open fireplaces, box bay windows overlooking the rear garden, herringbone style flooring and can be separated by the tall casement doors. From the hallway there is access to the separate study and to the refitted handmade solid oak shaker style kitchen with its brass fixtures, Carrara marble tops, Perrin & Rowe taps and



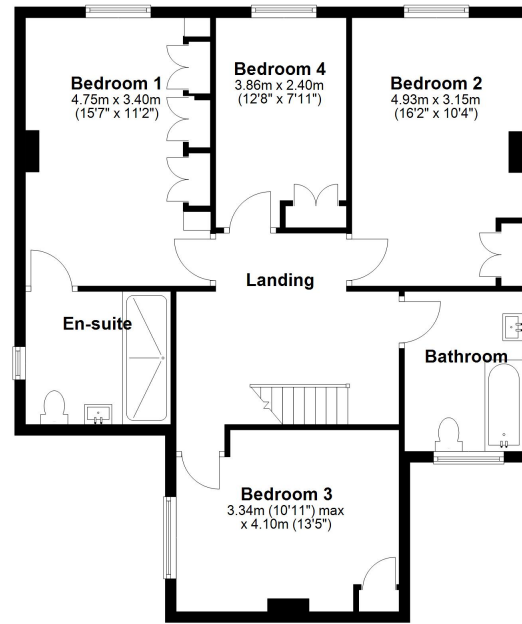
Ground Floor

Approx. 98.6 sq. metres (1061.2 sq. feet)



First Floor

Approx. 83.0 sq. metres (893.7 sq. feet)



Total area: approx. 181.6 sq. metres (1954.9 sq. feet)

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.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

- STUNNING PROPERTY BUILT CIRCA 1900
- PERIOD FEATURES SUCH AS HIGH CEILINGS & FIREPLACES
- SOUTH FACING & PRIVATE REAR GARDEN
- HANDMADE SOLID OAK SHAKER KITCHEN WITH CARRARA MARBLE TOPS & BLACK ENAMEL AGA
- REFITTED MAIN BATHROOM & REFITTED EN-SUITE SHOWER ROOM TO A HIGH STANDARD
- STUNNING LIVING ROOM & DINING ROOM WITH BOX BAY WINDOWS & LARGE CASEMENT DOORS OFFERING SEPARATION
- FOUR DOUBLE BEDROOMS
- STUDY
- SEPARATE UTILITY & WALK IN PANTRY
- TWO DRIVEWAY ACCOMMODATING PARKING FOR 4/5 CARS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		72
(55-68)		
D	53	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

