



10 Church Hill, CAMBERLEY, Surrey GU15 2HH

GUIDE PRICE £1,200,000 Freehold

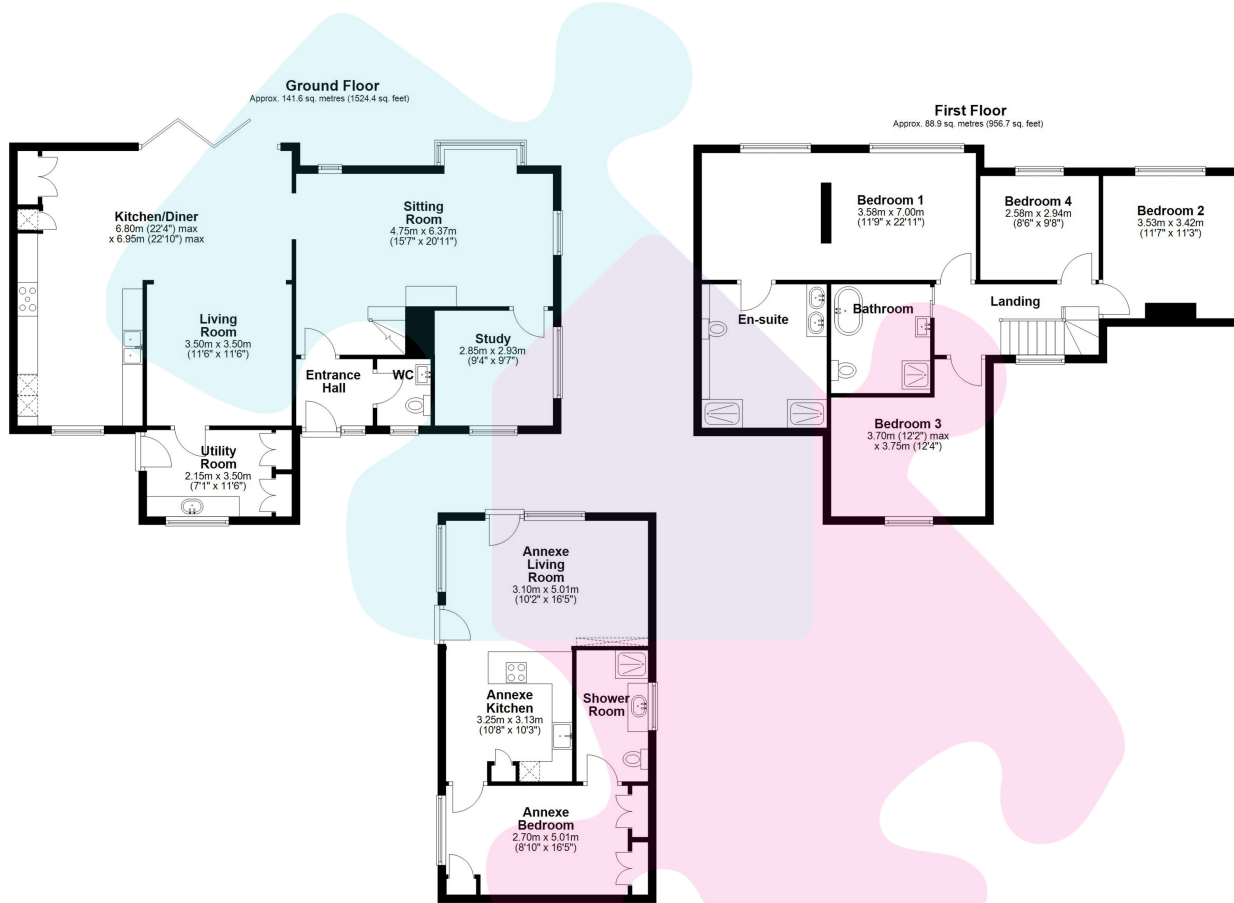
Set on a generous plot of approximately 0.27 of an acre and within easy walking distance of Camberley town centre and mainline train station, this exceptional detached family home has been comprehensively renovated to an impeccable standard throughout, offering beautifully balanced and highly versatile accommodation.

At the heart of the home lies a stunning Neptune kitchen, thoughtfully designed for both everyday living and entertaining. Features include extensive cabinetry, a large pantry, classic butler sink, Quooker boiling water tap, Fisher & Paykel fridge freezer, and two Neff ovens with warming drawer. Underfloor heating runs throughout the kitchen and seamlessly continues into the main living areas.

The living room is a warm and inviting space, enhanced by a charming log burner alongside underfloor heating, creating a perfect retreat in all seasons. Further ground floor benefits include a well-proportioned study, ideal for home working, and a practical utility room with space for appliances.

To the first floor are four well-appointed bedrooms served by a beautifully renovated family bathroom, featuring a generous walk-in shower and elegant free standing bath, all complemented by underfloor heating. The impressive principal suite enjoys air conditioning, a dedicated dressing area and a truly luxurious ensuite bathroom with underfloor heating, his and hers sinks, and twin shower areas — a standout feature of the home.





- STUNNING DETACHED FAMILY HOME
- BEAUTIFUL 'NEPTUNE' KITCHEN
- FOUR BEDROOMS
- LUXURIOUS ENSUITE WITH TWIN SHOWER
- DETACHED ANNEXE
- AMPLE PARKING
- RENOVATED TO A HIGH STANDARD
- UNDERFLOOR HEATING IN KITCHEN AND LIVING ROOM
- AIR CONDITIONING & DRESSING AREA TO PRINCIPLE BEDROOM
- RENOVATED FAMILY BATHROOM
- SECLUDED PLOT OF APPROX 0.27 ACRE
- CLOSE TO TOWN CENTRE AND SCHOOLS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

