



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.
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PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Grooms Cottage Woodlands Walk

Blackwater, Camberley, Hampshire GU17 9HT

£450,000 Leasehold

A character cottage dating back to 1891 nestled on the doorstep of Hawley Woods, originally constructed for the grooms and farrier to tend the horses in the adjacent stable block, with accommodation comprising entrance lobby, kitchen, living room, family room, three bedrooms, ensuite shower, bathroom. Features to note include driveway parking accessed via double gates to side as well as additional parking space opposite garage and a private tiered garden. Offered for sale with no onward chain the property would suit buyers looking for a high degree of seclusion and wanting to enjoy the sanctuary of the adjacent woodland. EER 'C'

GROUND FLOOR

ENTRANCE LOBBY

Front aspect hardwood multi-point locking door with decorative glazed insert, door to living room, part opaque glazed door to kitchen, stairway to first floor, exposed floorboards.

KITCHEN

13' 1" x 10' 0" (3.99m x 3.05m) excluding recess. Front and side upvc double glazed windows, range of eye and base level units incorporating granite effect work surfaces with inset stainless steel sink unit with mixer tap. Space suitable for range gas cooker, plumbing and space for washing machine, under counter space for fridge and freezer. Wall mounted concealed gas central heating boiler, space for table and chairs, door to understairs storage cupboard, tiled splashbacks, quarry tiled floor, radiator.

LIVING ROOM

14' 1" x 13' 1" (4.29m x 3.99m) max into recess. Front aspect upvc double glazed bay window, fireplace recess with adjacent fitted storage cabinets, two radiators, exposed floorboards, door to family room.

FAMILY ROOM

12' 9" x 12' 6" (3.89m x 3.81m) Front and rear aspect upvc double glazed windows, rear aspect upvc double glazed twin opening doors to terrace, two radiators, access to loft space, exposed floorboards.

FIRST FLOOR

LANDING

Split level landing with part opaque glazed doors to bedrooms and bathroom, display recess with light.

BEDROOM ONE

13' 5" x 10' 5" (4.09m x 3.17m) max. Front and side aspect upvc double glazed windows, radiator, part opaque glazed door to ensuite.

ENSUITE

Three piece suite comprising low level wc, surface mounted wash basin with mixer tap, corner shower cubicle with fitted tray and 'Triton' shower. Tiled floor, tiled splashbacks, extractor.

BEDROOM TWO

10' 7" x 9' 2" (3.23m x 2.79m) Front aspect upvc double glazed window, radiator, display recess.

BEDROOM THREE

9' 1" x 7' 9" (2.77m x 2.36m) Side aspect upvc double glazed window, radiator.

BATHROOM

Three piece suite comprising low level wc, pedestal mounted wash basin, panel enclosed bath with central mixer tap with rinser shower. Radiator, tiled floor, tiled splashbacks, extractor, access to loft space via hatch.

REAR GARDEN

Hardstanding terrace offering space for outdoor dining/entertaining with steps to raised lawn with established borders, pedestrian gate to front, outside tap.

GARAGE AND PARKING

Gates leading to adjacent parking space, further parking space in residents parking area directly opposite garage (20'4" x 9'7") with twin opening doors, access to eave storage space.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

