



# Roscommon

Brackendale Road | Camberley | Surrey | GU15 2JR

Leasehold - Share of Freehold



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Brackendale Road | Camberley

Surrey | GU15 2JR

Offers Over £750,000

Situated in a sought after location, this stunning 3 bedroom two storey character home has a private garden and driveway, and enjoys 2,400 sq. ft of accommodation. No onward chain.

- Character home
- 2,300 square footage
- Many original features
- Ensuite shower room
- Westerly facing garden
- Private driveway
- 3 double bedrooms
- Garage

## Accommodation

This individual and well proportioned character home has living accommodation in excess of 2,300 sq feet, enjoying many character features and occupies two floors of this former Edwardian Manor House. The original private entrance and front door accesses the stunning 20ft reception hall currently home to a Baby Grand piano and has a downstairs cloakroom. The reception hall gives access to two generous sized reception rooms, the rear aspect living room with a feature fireplace and views over the private garden is adjacent to the dining room with a feature fireplace and French doors to the side courtyard. The kitchen/breakfast room has a good range of cabinets and is served by a separate utility room with a door to the side courtyard. The galleried landing gives access to 3 double bedrooms, the principal bedroom to the rear overlooking the garden and served by a refitted ensuite shower room. The two further bedrooms are served by a refitted bathroom with a standalone bath and a separate shower.

989 years remaining

Ground rent - £0

Service charge - £2,485 p.a



No onward chain



## Location

The property is situated in one of Camberley's premier locations and is within easy reach of Camberley Town centre with a good selection of shops, restaurants and the Atrium complex. The area has sought after schools and the train station and bus services give access to Ascot and the South Coast. There is also easy access to the A30 & M3 motorway with various routes into London and the South coast.

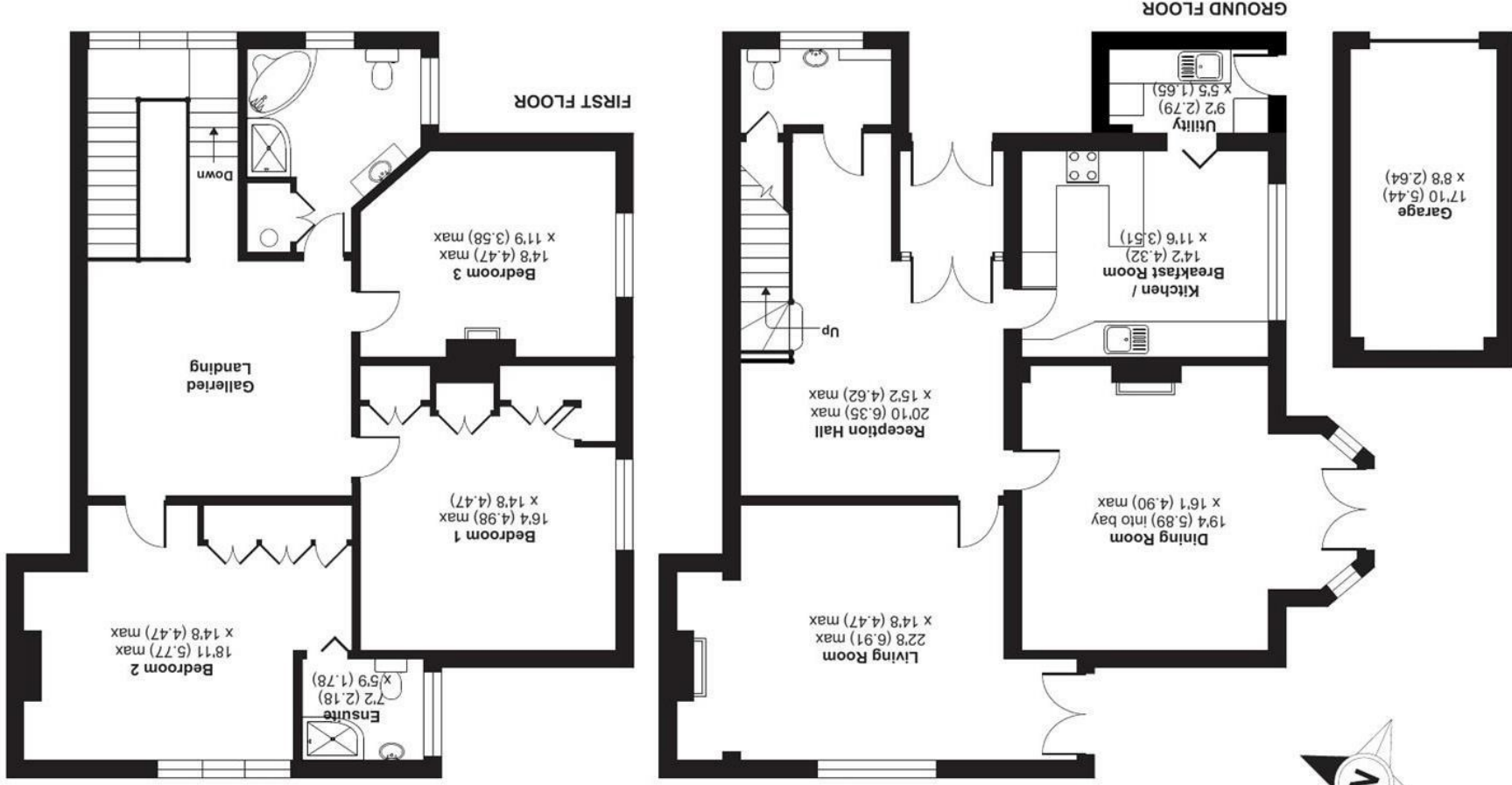
## Outside

The rear garden is approached from a garden loggia with a seating area and leads to a secluded westerly facing garden, extending to approximately 65ft, the whole is laid to lawn with a side aspect courtyard area and a gate to the front. The property has a private driveway with gated access, in addition a communal driveway leads to the side of the property providing access to the single garage with a pathway to the rear garden.



# Brackendale Road, Camberley, GU15 2JR

APPROX. GROSS INTERNAL FLOOR AREA 2474 SQ FT 229.8 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating	
Current	Target
75	65

Energy Efficiency Rating	
Key energy efficient - lower running costs	Key energy efficient - higher running costs
A (92-100)	F (13-20)
B (81-91)	G (1-10)
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-10)	

EU Directive 2002/91/EC  
England & Wales

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